

GEORGETOWN UNIVERSITY

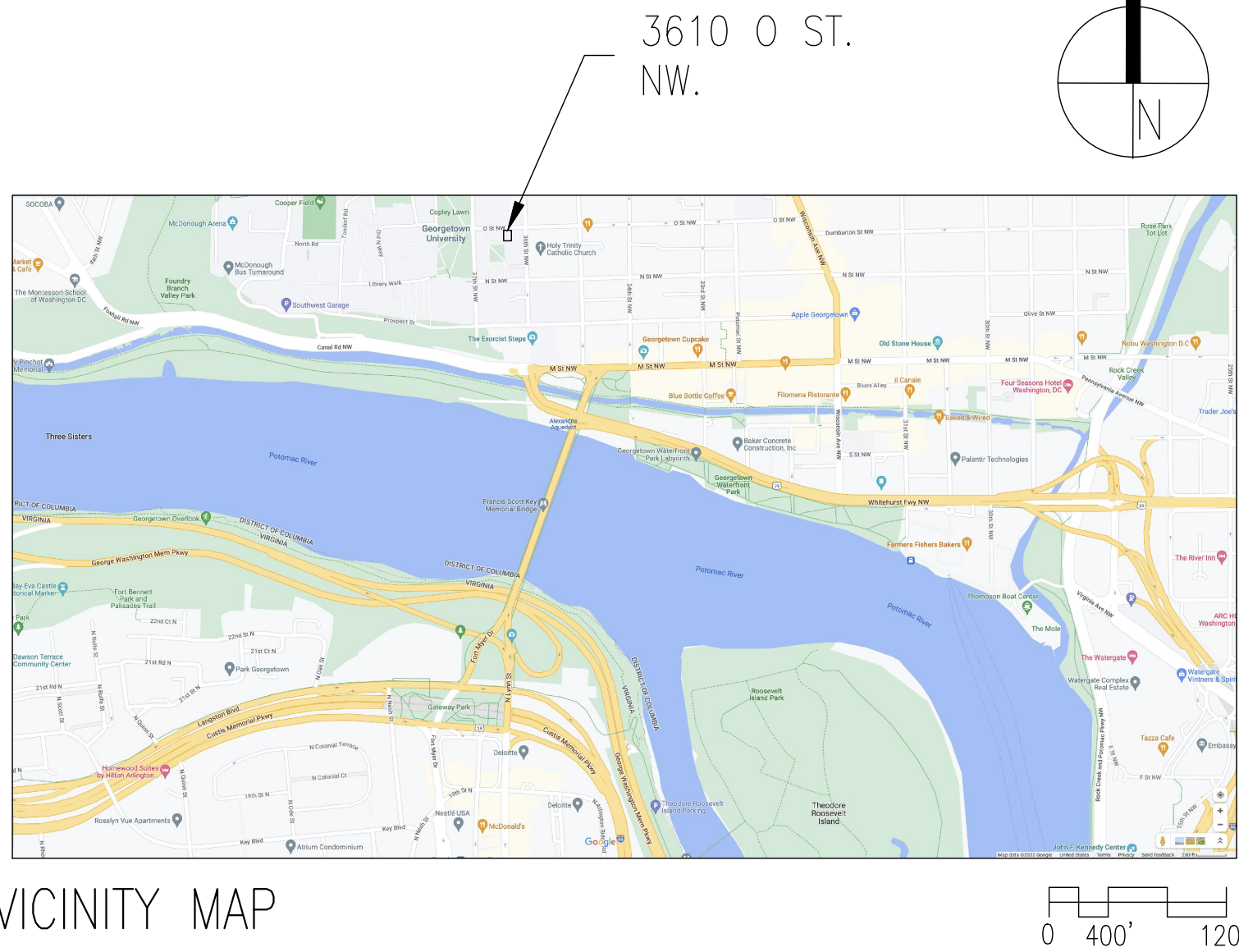
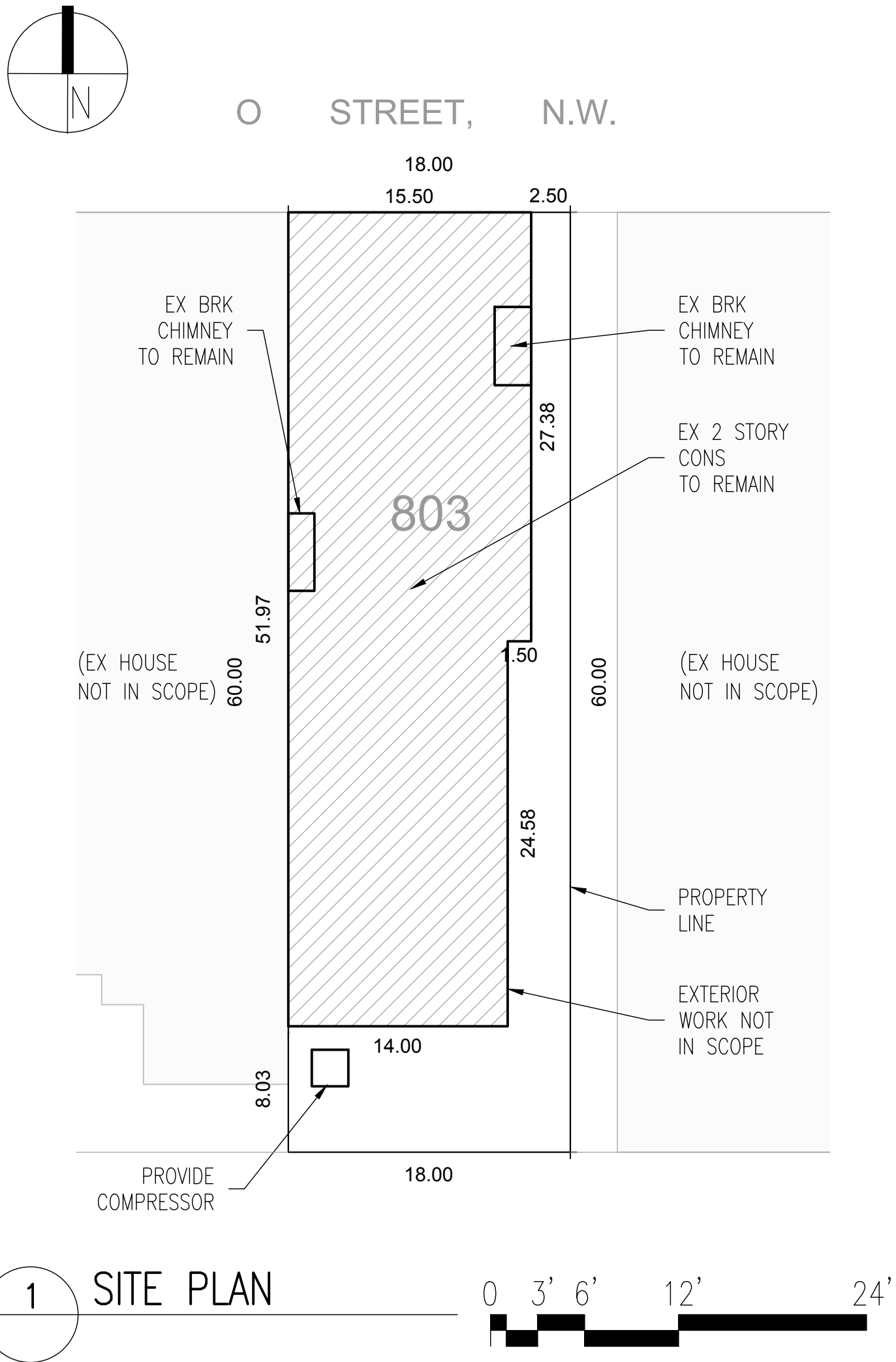
TOWNHOUSE EXTERIOR REPAIRS

OLD GEORGETOWN BOARD SUBMISSION – JANUARY 2023

GU PROJECT ID #: 2-C07-02

PROJECT TEAM	PROJECT DATA
CLIENT: GEORGETOWN UNIVERSITY 3700 O ST. NW, NEW SOUTH L 104 WASHINGTON DC 20057. T: 571-722-6459. GENERAL CONTRACTOR: PEDRAM HATAMI PIVOT CONSTRUCTION 502 NUTLEY ST. VIENNA, VA, 22180. T: 703-677-2351. ARCHITECT: PETER VANDERPOEL VANDERPOEL ARCHITECTURE 1713 N. BRYAN ST. ARLINGTON, VA, 22201. T: 703-725-4328. STRUCTURAL ENGINEER: LORI LEVINE. POTOMAC ENGINEERING. 43008 RUNNING RIDGE WAY LEESBURG, VA, 20176. T: 703-622-4944. MEP ENGINEER: SAM ODEH DESIGN AMERICA ENGINEERING. 14080 RED RIVER DR. CENTREVILLE, VA, 20121. T: 571-220-3239.	SQUARE / SUFIX / LOT: ZONING: 0 R-3/R-20 HISTORIC DISTRICT: GEORGETOWN HISTORIC DISTRICT CLIMATE ZONE: 4A USE AND OCUPANCY: SINGLE FAMILY DWELLING (NO CHANGE) NUMBER OF STORIES: 2 (NO CHANGE) NUMBER OF DWELLING UNITS: 1 (NO CHANGE) APPLICABLE CODES 2017 DCMR12B DC RESIDENTIAL CODE. 2015 INTERNATIONAL RESIDENTIAL BUILDING CODE. 2017 DCMR12J DC EXISTING BUILDING CODE. 2015 EXISTING BUILDING CODE. SCOPE OF WORK WORK WILL CONSIST OF: <ul style="list-style-type: none">REPLACEMENT OF EXISTING METAL ROOF WITH NEW COPPER ROOFRESTORATION OF EXTERIOR COMPONENTS AND SELECTIVE REPLACEMENT IN KIND.

SHEET INDEX	
SHEET No.	SHEET NAME
A0	COVER SHEET
A1	INTERIORS – DEMOLITION FLOOR PLANS
A2	BUILDING ELEVATIONS – EXISTING
AP1	PHOTO REFERENCES
AP2	PHOTO REFERENCES
AP3	PHOTO REFERENCES
AP4	PHOTO REFERENCES
A3	INTERIORS – PROPOSED FLOOR PLANS
A4	BUILDING ELEVATIONS – PROPOSED
A5	BUILDING SECTIONS – PROPOSED
A6	ROOF PLAN AND DETAILS
A7	ROOF DETAILS



Renovations to
3610
O St.NW
Washington DC.
20007

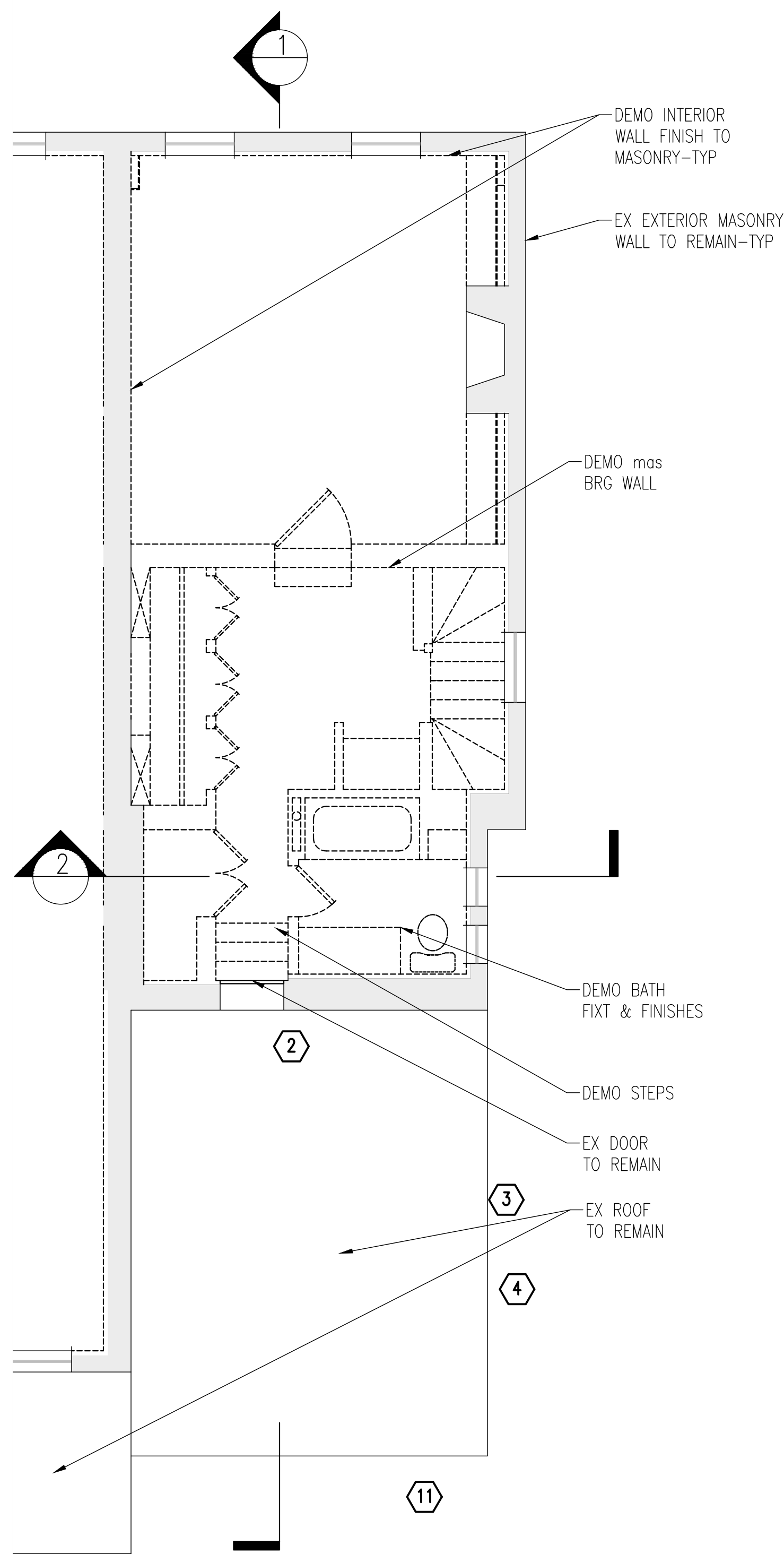
2-C07-02

Drawing Title

COVER SHEET

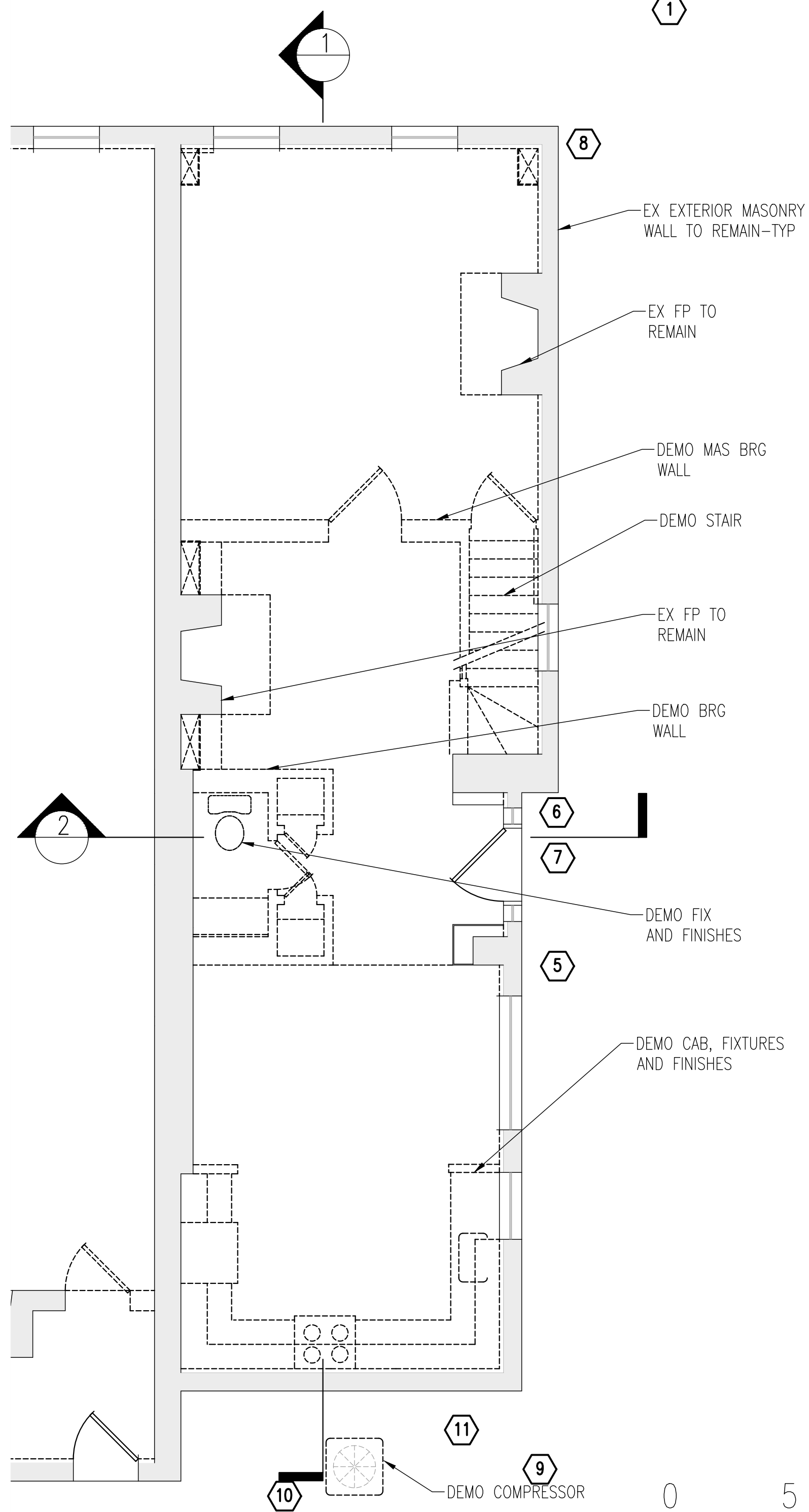
Project No. VA2205-02-10
Date 23 JAN 23

A0

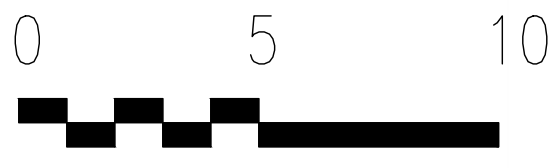
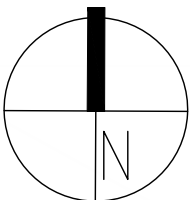


2 DEMO-SECOND FLOOR
1/8"=1'-0"

INDICATES PHOTO LOCATION -
SEE PHOTO REFERENCE SHEETS



1 DEMO-FIRST FLOOR
1/8"=1'-0"



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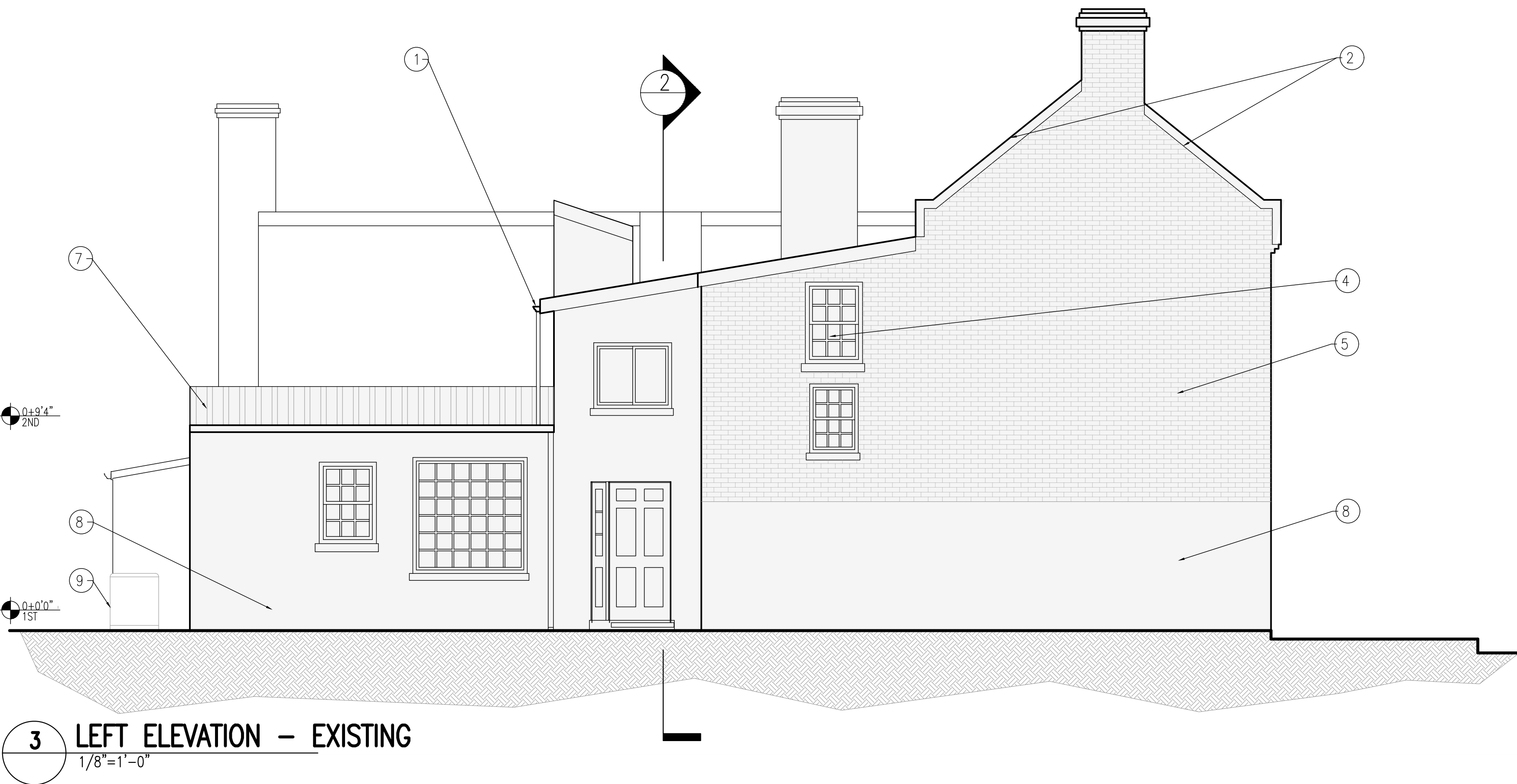
2-C07-02

Drawing Title

INTERIORS -
DEMOLITION FLOOR
PLANS

Project No. VA2205-02-10
Date 23 JAN 23

A1

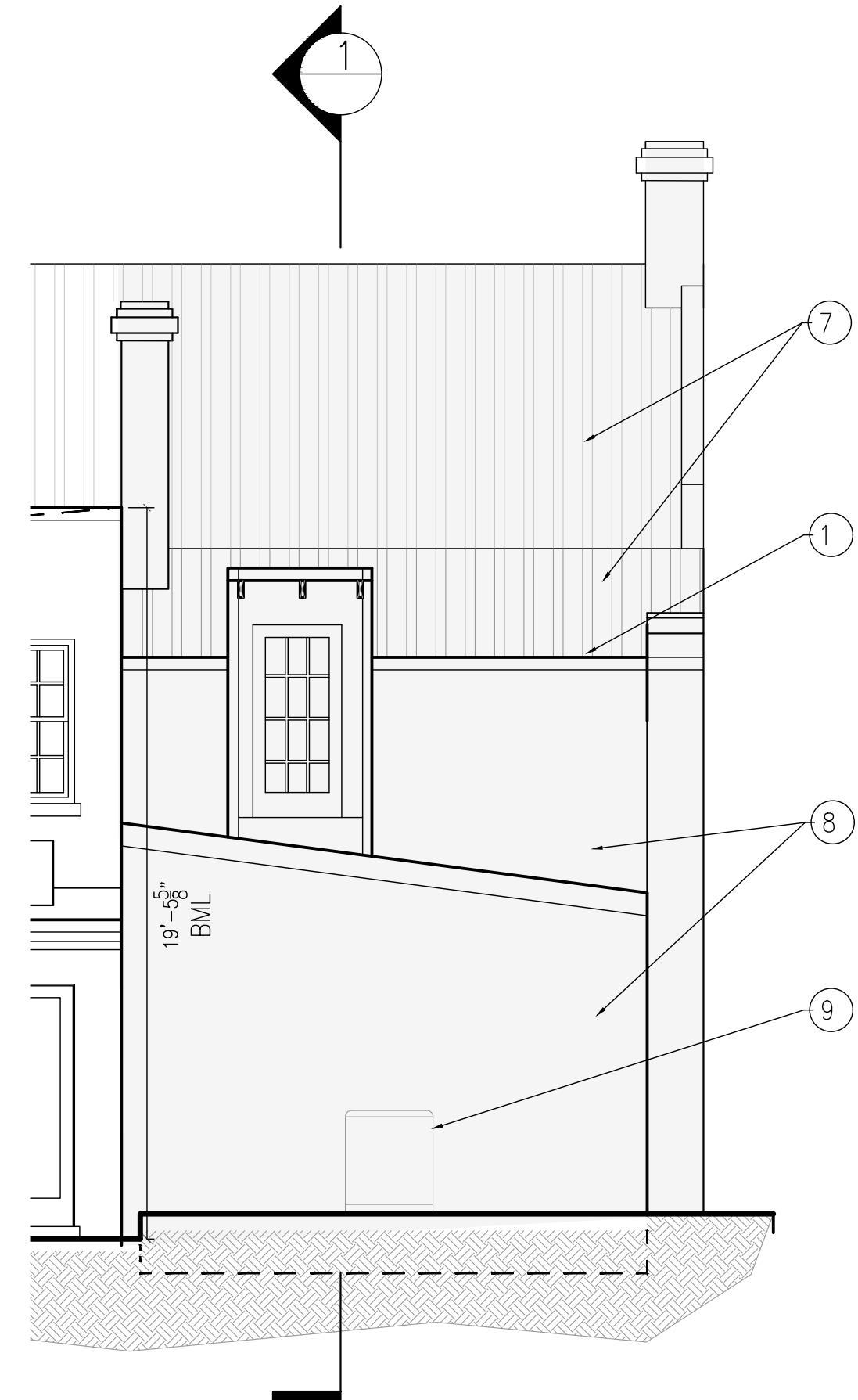


3 LEFT ELEVATION – EXISTING
1/8"=1'-0"

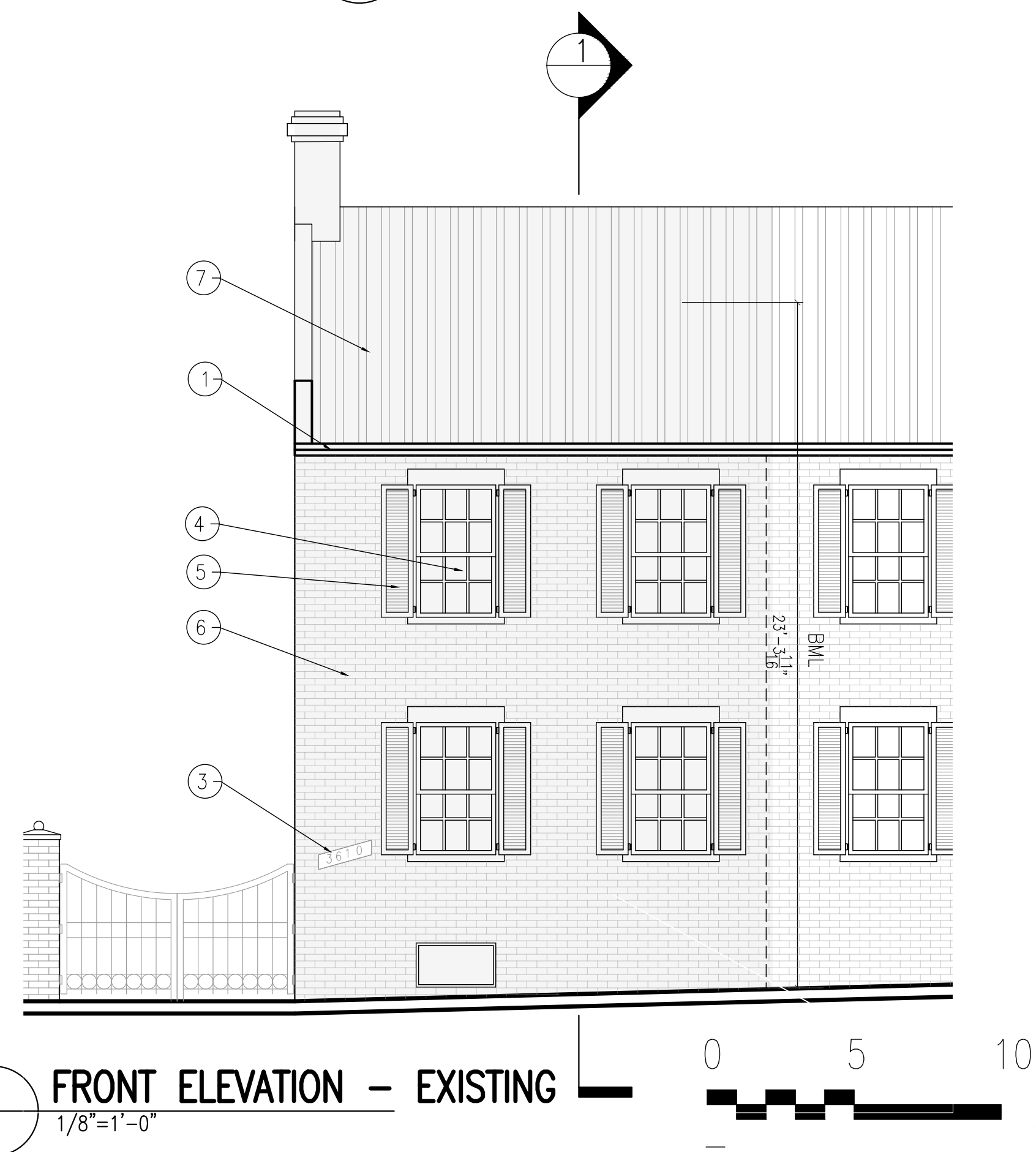
04'-9 1/4"
2ND

04'-0 0 1/2"
1ST

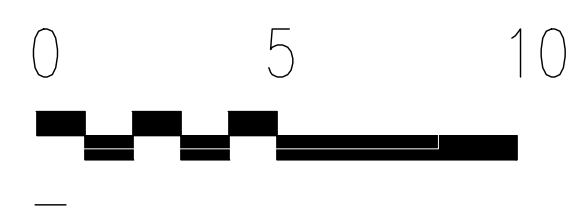
- 1. DEMO MTL GUTTER AND DOWNSPOUT.
- 2. DEMO MTL FLASHING.
- 3. DEMO HOUSE NUMBER.
- 4. EX WIN TO REMAIN TYP.
- 5. EX SHUTTERS TO REMAIN TYP.
- 6. CLEAN BRICK.
- 7. DEMO SS MTL ROOF.
- 8. CLEAN AND PAINT STAINED WALLS.
- 9. DEMO COMPRESSOR



2 REAR ELEVATION – EXISTING
1/8"=1'-0"



1 FRONT ELEVATION – EXISTING
1/8"=1'-0"



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BUILDING
ELEVATIONS –
EXISTING

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A2

11x17 sheets are 1/2 size



1

- Demolition Notes
- 1. Demo roof flashing and roofing
 - 2. Demo metal coping
 - 4. Existing window to remain
 - 5. Remove, refinish and reinstall existing shutters
 - 6. Demo house number
 - 8. Demo gutter and downspout

#

indicates photo location-see plans



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AP1



2



3



4



5

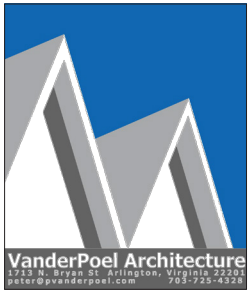


Demolition Notes

- 1. Demo roof flashing and roofing
- 3. Remove loose parge, patch and paint
- 8. Demo gutter and downspout
- 9. Patch abandoned bolt holes



indicates photo location-see plans



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AP2



6

8



8

3



7

11



Demolition Notes

- 3. Remove loose parge, patch and paint
- 8. Demo gutter and downspout
- 11. Replace wood threshold



indicates photo location-see plans



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PHOTO REFERENCES

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AP3



9

13



10

18



11

19

1

2

- Demolition Notes
- 1. Demo roof flashing and roofing
 - 2. Demo metal coping
 - 13. Do not disturb soil in this area
 - 18. Demo compressor and support blocks
 - 19. Clean, patch and paint stucco



indicates photo location-see plans



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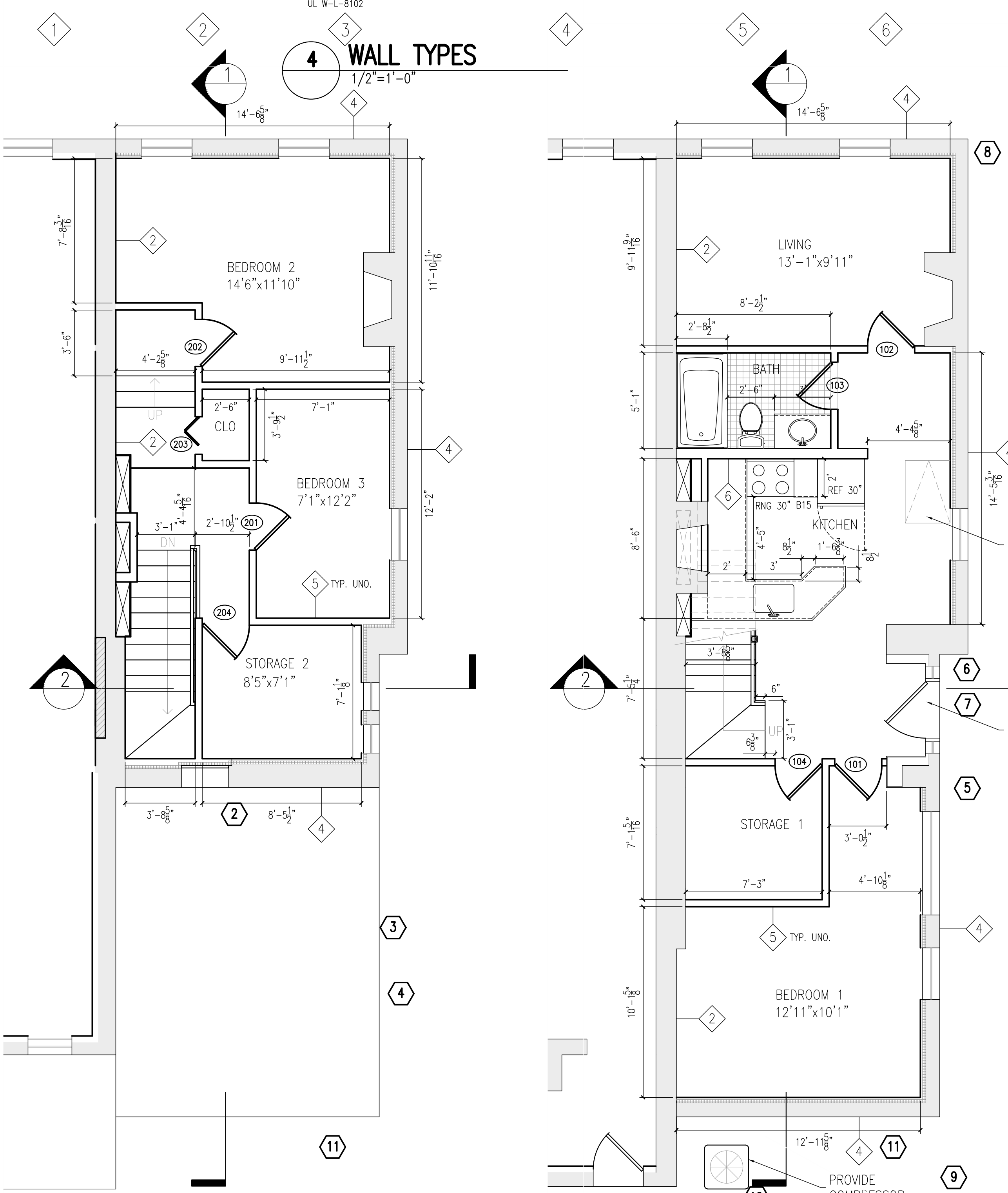
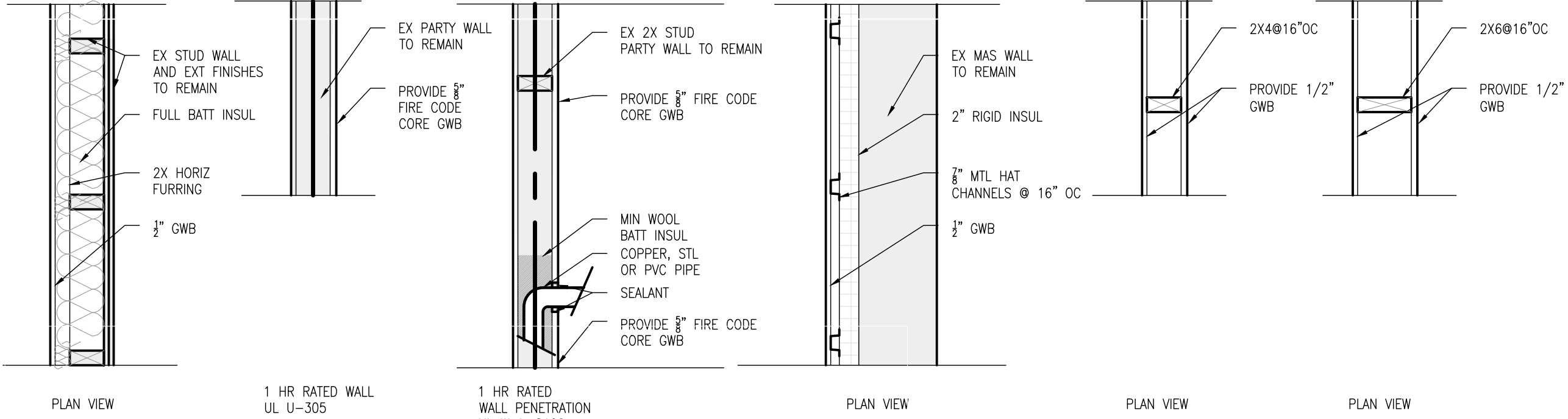
PHOTO REFERENCES

Project No. VA2205-02-10
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AP4

DOOR SCHEDULE							
MARK	SLAB DIMS	THK	ELEV	MATL	FUNC	HOWE	NOTES
101	2'-6"x6'-8"	1-3/8"	6 PANEL	SCW	SWG		
102	2'-6"x6'-8"	1-3/8"	6 PANEL	SCW	SWG		
103	2'-6"x6'-8"	1-3/8"	6 PANEL	SCW	SWG		MARBLE THRESHOLD
104	2'-6"x6'-8"	1-3/8"	6 PANEL	SCW	SWG		
201	2'-6"x6'-8"	1-3/8"	6 PANEL	SCW	SWG		
202	2'-6"x6'-8"	1-3/8"	6 PANEL	SCW	SWG		
203	2'-0"x6'-8"	1-3/8"	LOUVERS	SCW	BI-FOLD		
204	2'-6"x6'-8"	1-3/8"	6 PANEL	SCW	SWG		

FINISH SCHEDULE						
ROOM NAME	FLOOR	BASE	WALLS	CEILING	CROWN	NOTES
LIVING	HDWD	WD-PNT	GWB-PNT	GWB-PNT		
BEDROOM 1	HDWD	WD-PNT	GWB-PNT	GWB-PNT		
KITCHEN	HDWD	WD-PNT	MRCWB-PNT	MRCWB-PNT		
BATH	CT	CT	MRCWB-PNT	MRCWB-PNT		
STORAGE 1	HDWD	WD-PNT	GWB-PNT	GWB-PNT		
BEDROOM 2	HDWD	WD-PNT	GWB-PNT	GWB-PNT		
BEDROOM 3	HDWD	WD-PNT	GWB-PNT	GWB-PNT		
STORAGE 2	HDWD	WD-PNT	GWB-PNT	GWB-PNT		



INDICATES PHOTO LOCATION - SEE PHOTO REFERENCE SHEETS



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Drawing Title

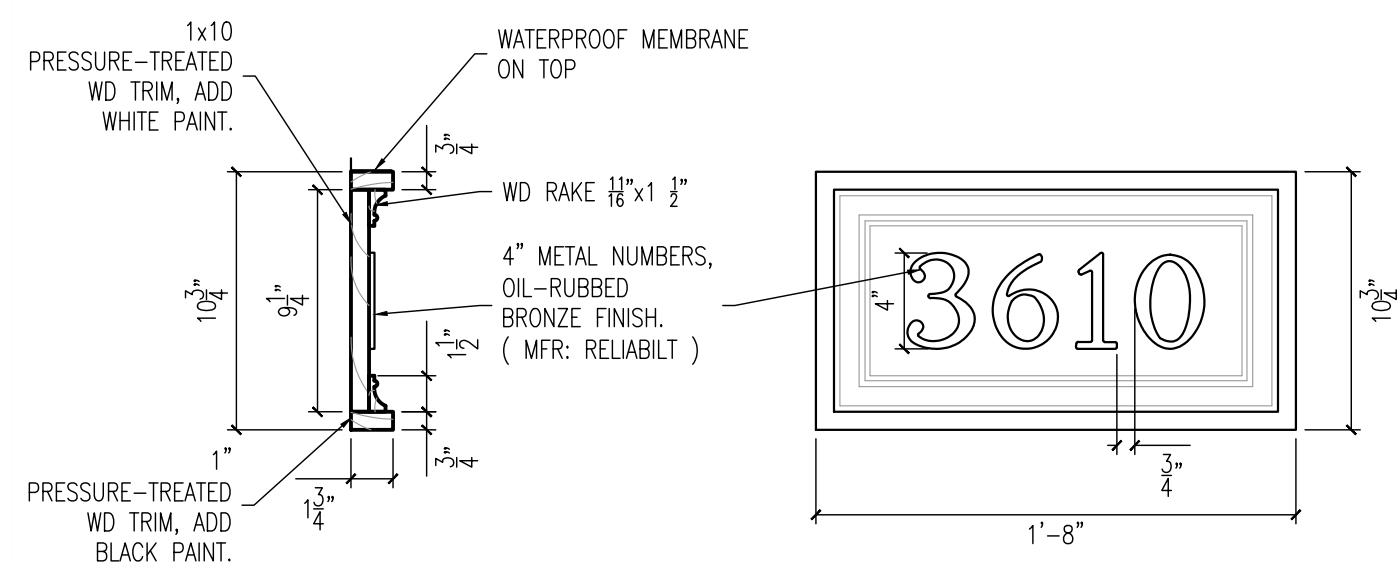
INTERIORS -
PROPOSED FLOOR
PLANS

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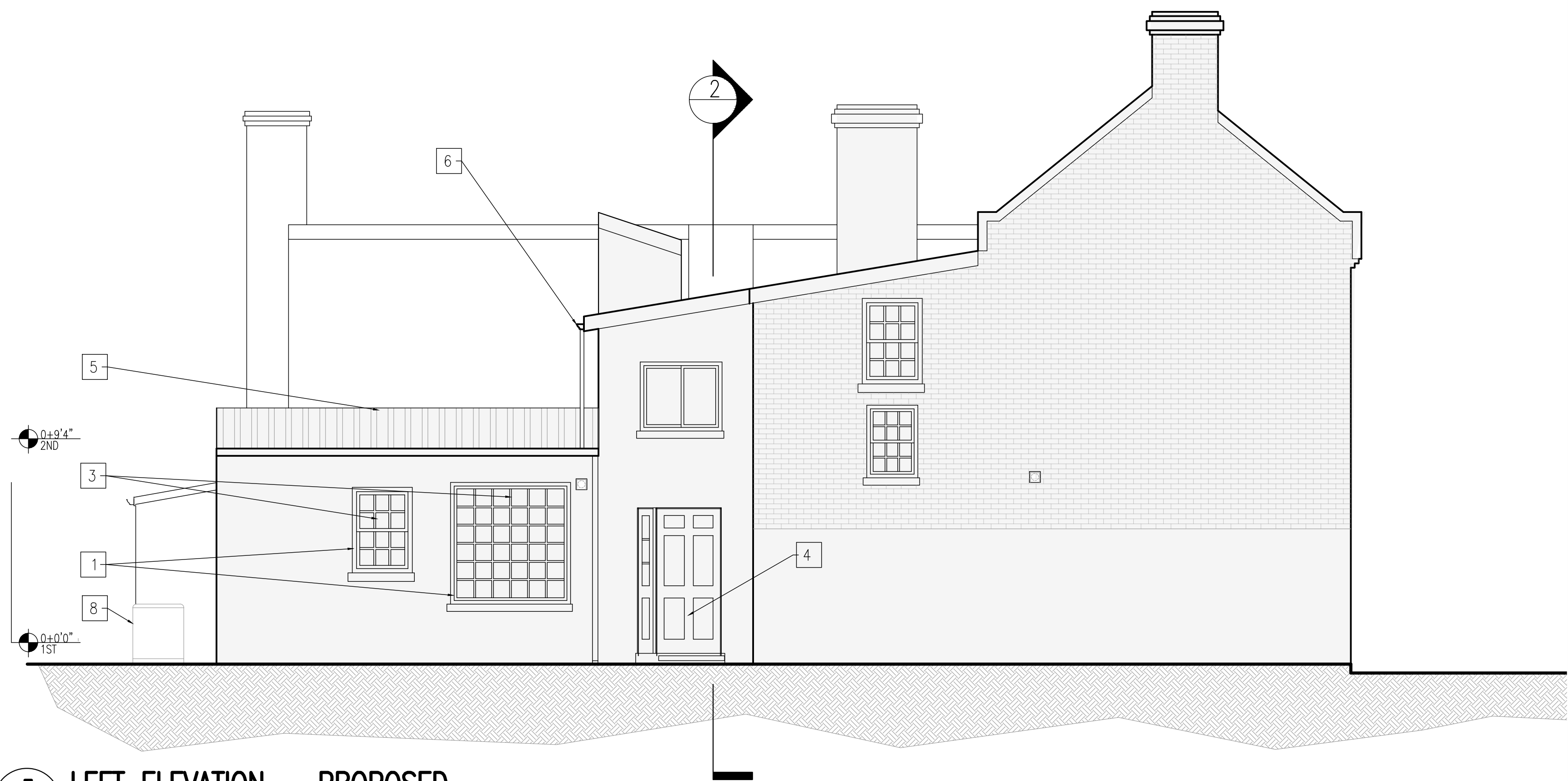
A3

11x17 sheets are 1/2 size

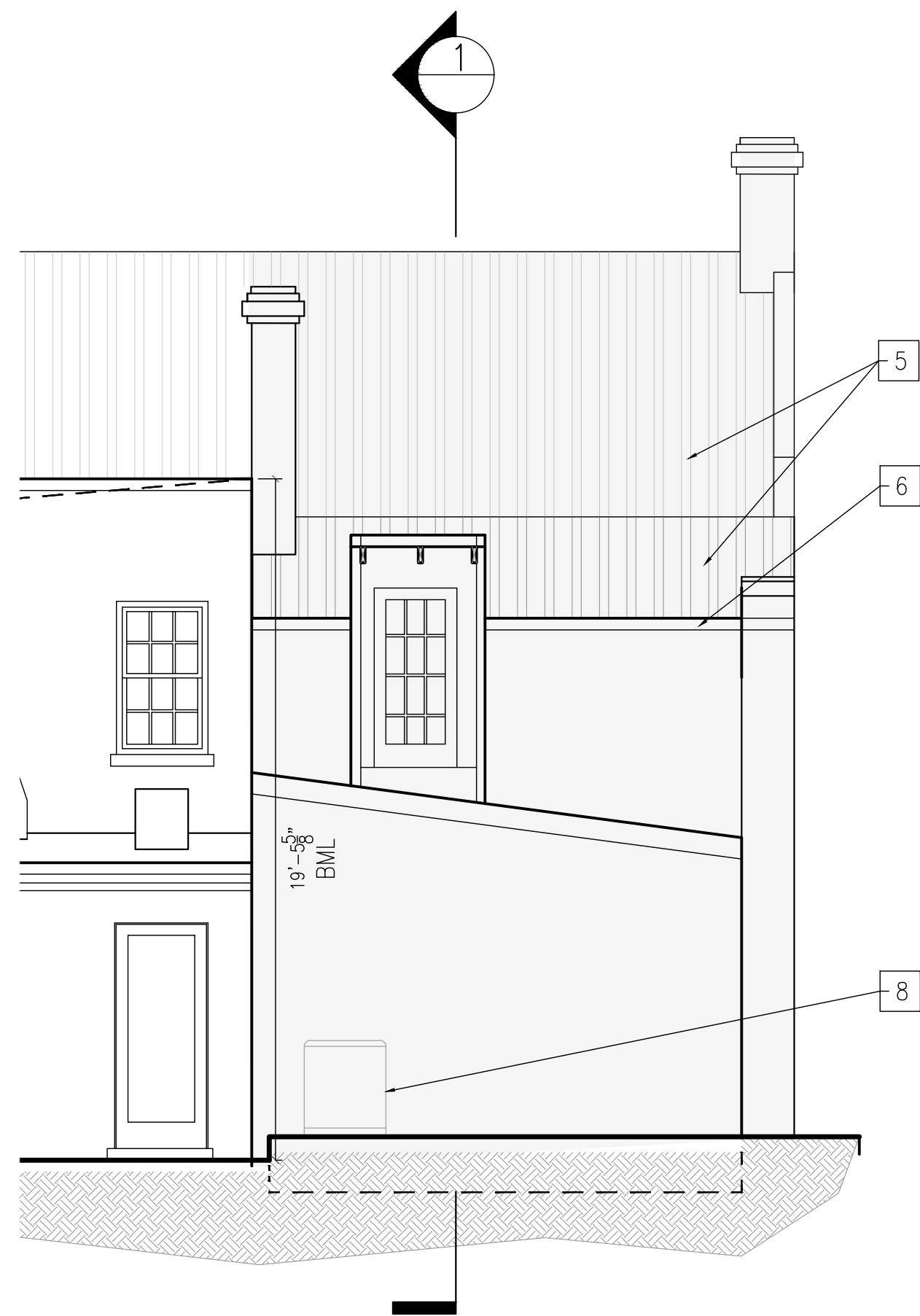


4 HOUSE NUMBER BOARD
1 1/2"=1'-0"

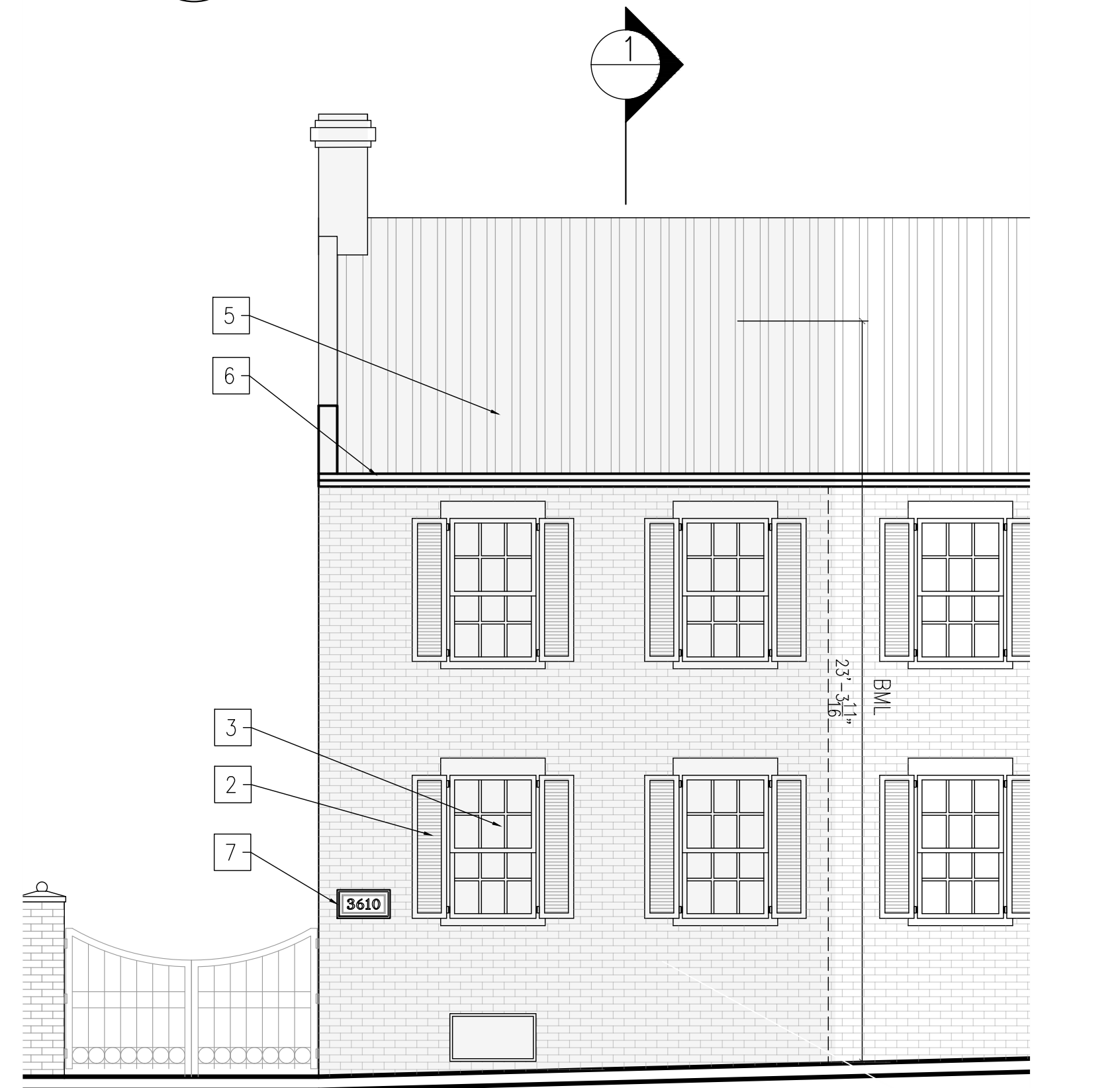
- 1. CLEAN, SAND, AND PAINT WD TRIMS.
- 2. REMOVE, REFINISH AND REINSTALL WD SHUTTERS.
- 3. EX WIN TO REMAIN.
- 4. SAND AND REPAINT DOORS.
- 5. PROVIDE SS COPPER ROOF.
- 6. PROVIDE HALF ROUND COPPER GUTTERS AND DOWNSPOUTS.
- 7. PROVIDE MTL NUMBERS.
- 8. PROVIDE COMPRESSOR.



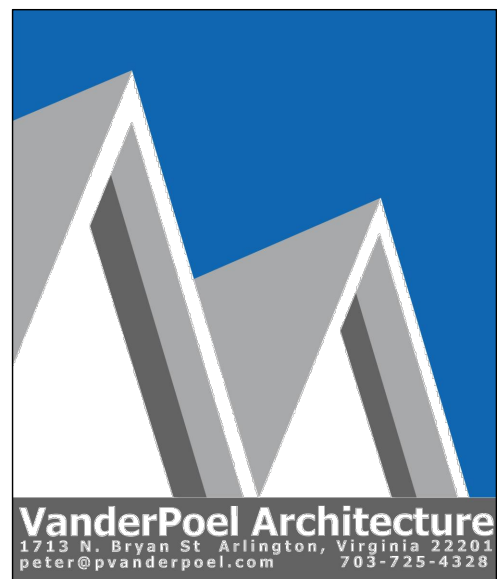
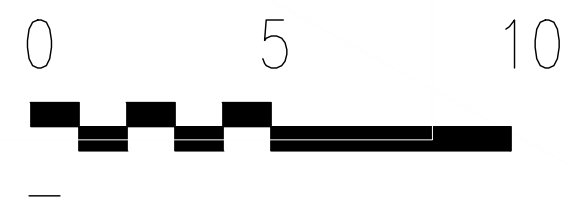
3 LEFT ELEVATION – PROPOSED
1/8"=1'-0"



2 REAR ELEVATION – PROPOSED
1/8"=1'-0"



1 FRONT ELEVATION – PROPOSED
1/8"=1'-0"



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BUILDING
ELEVATIONS –
PROPOSED

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A4

11x17 sheets are 1/2 size



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Drawing Title

BUILDING SECTION --
PROPOSED

Project No. VA2205-02-10

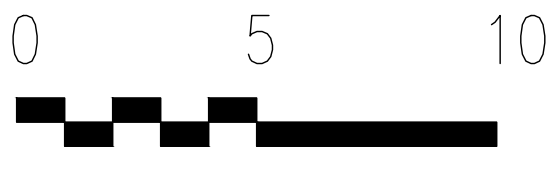
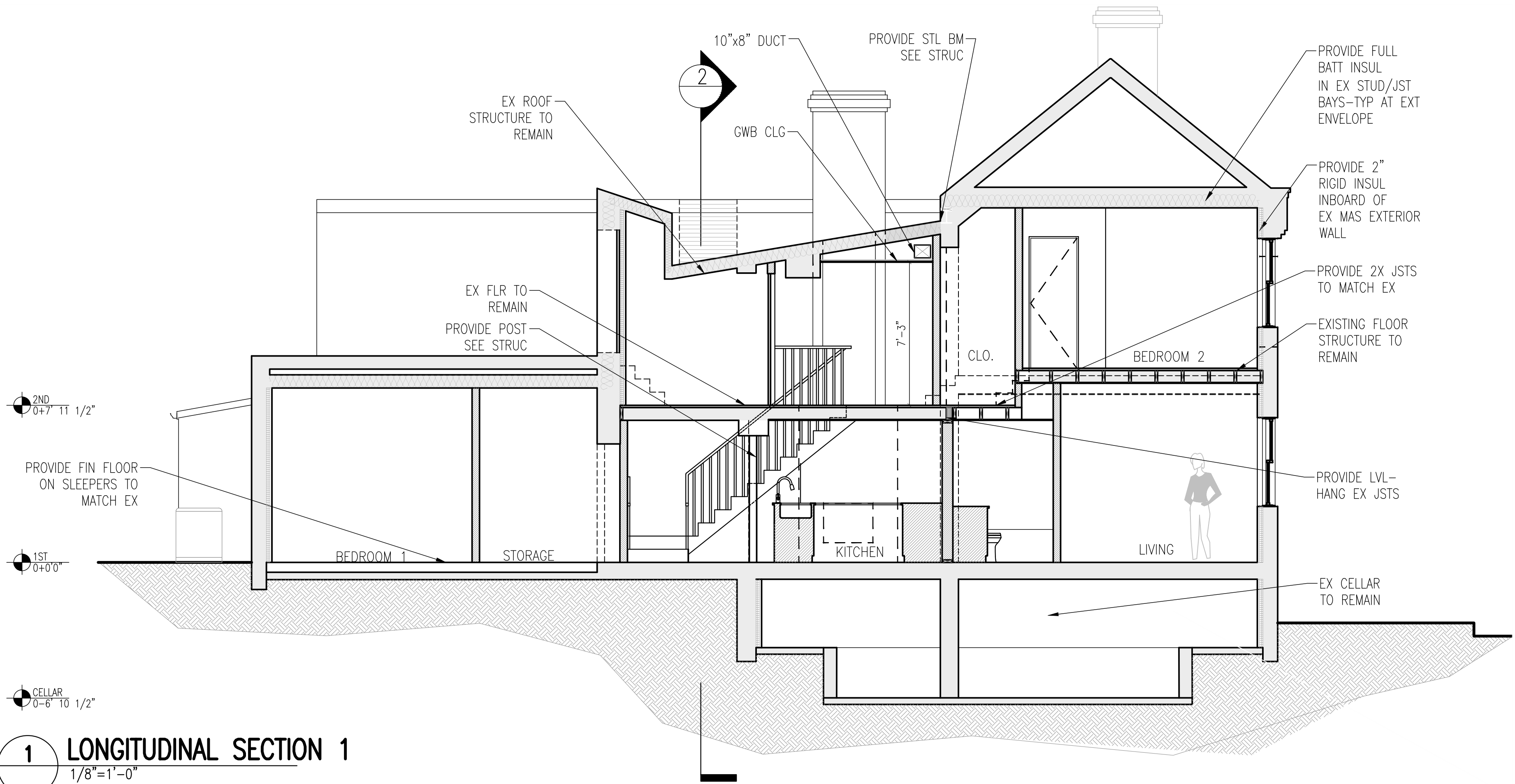
Date 23 JAN 23

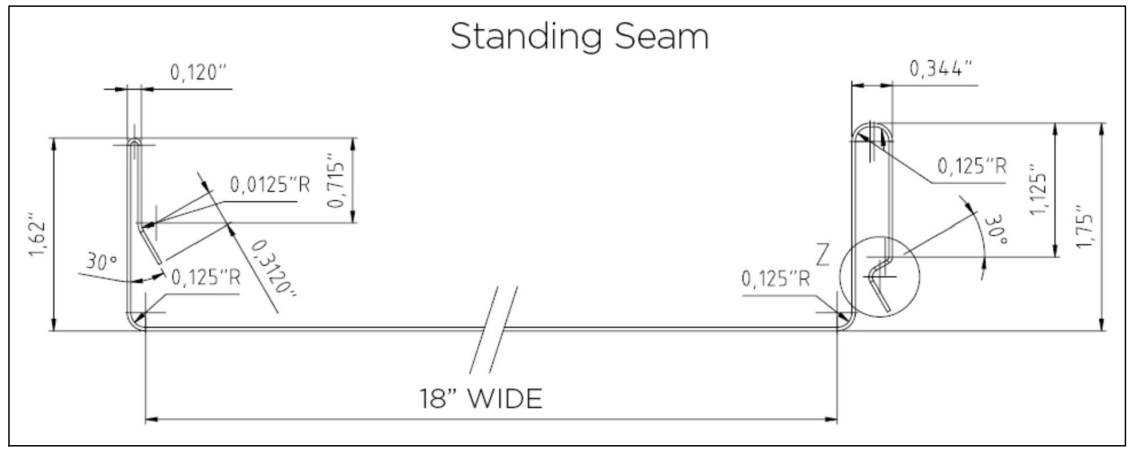
A5

11x17 sheets are 1/2 size

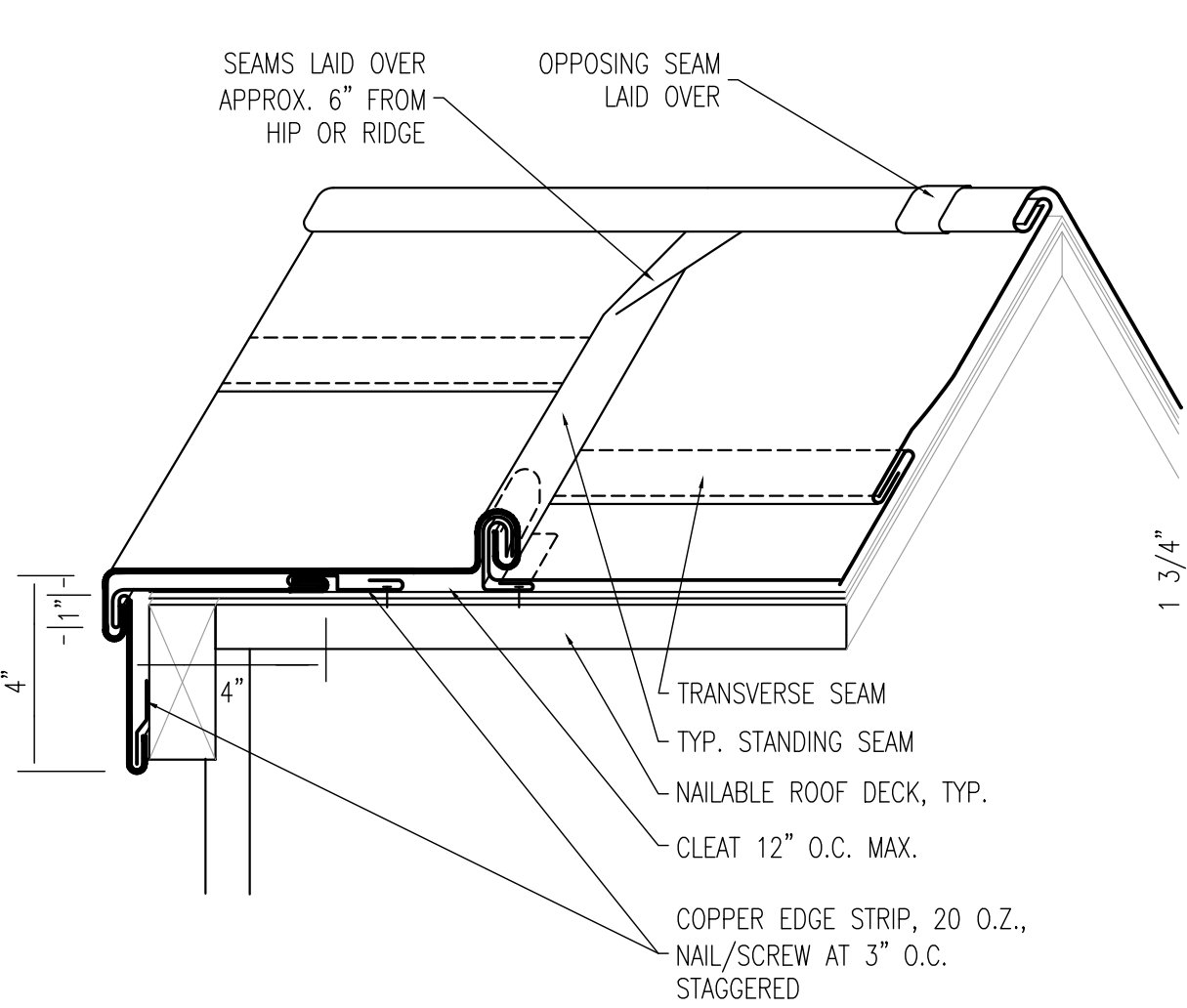
2 CROSS SECTION 2

1/8"=1'-0"

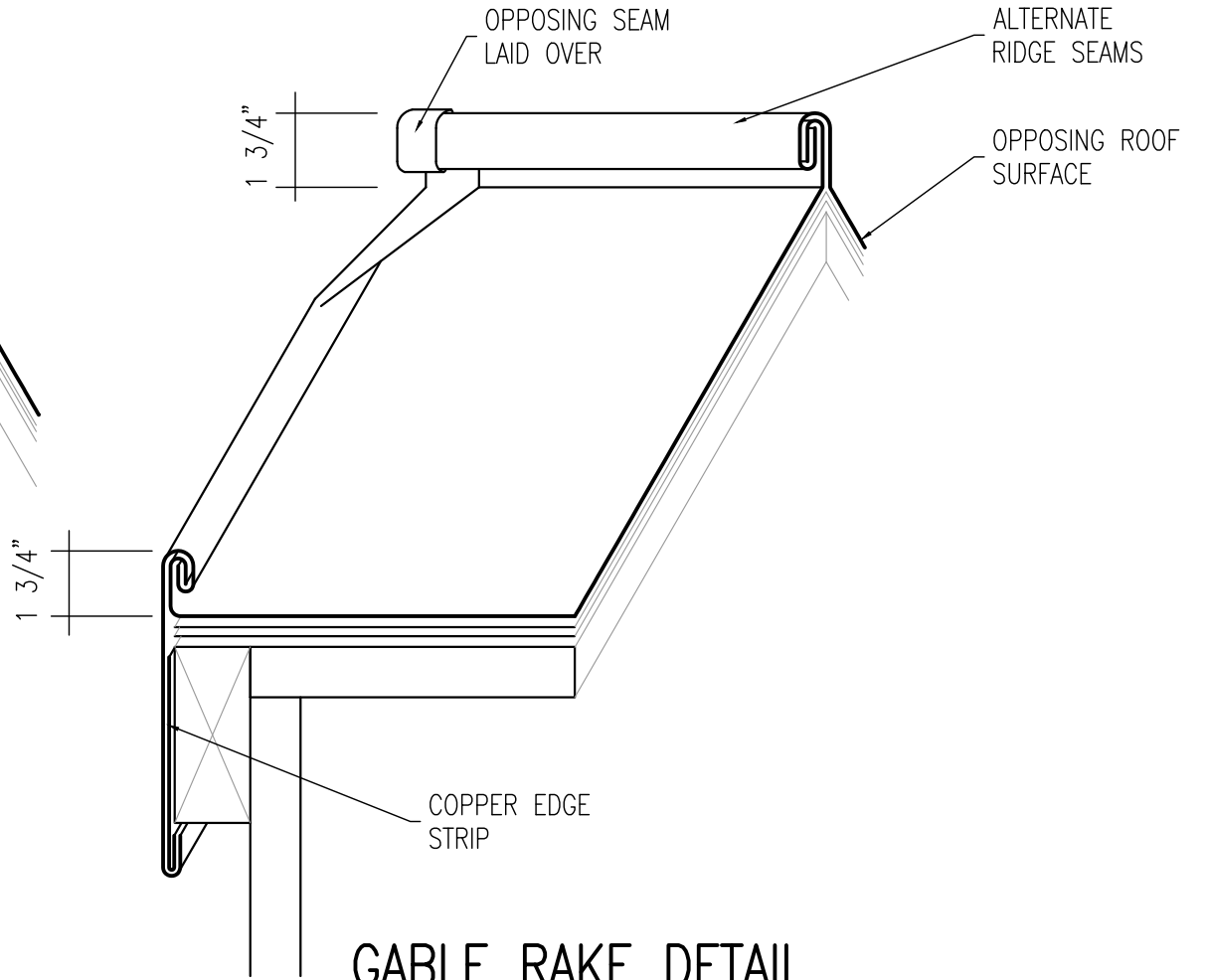




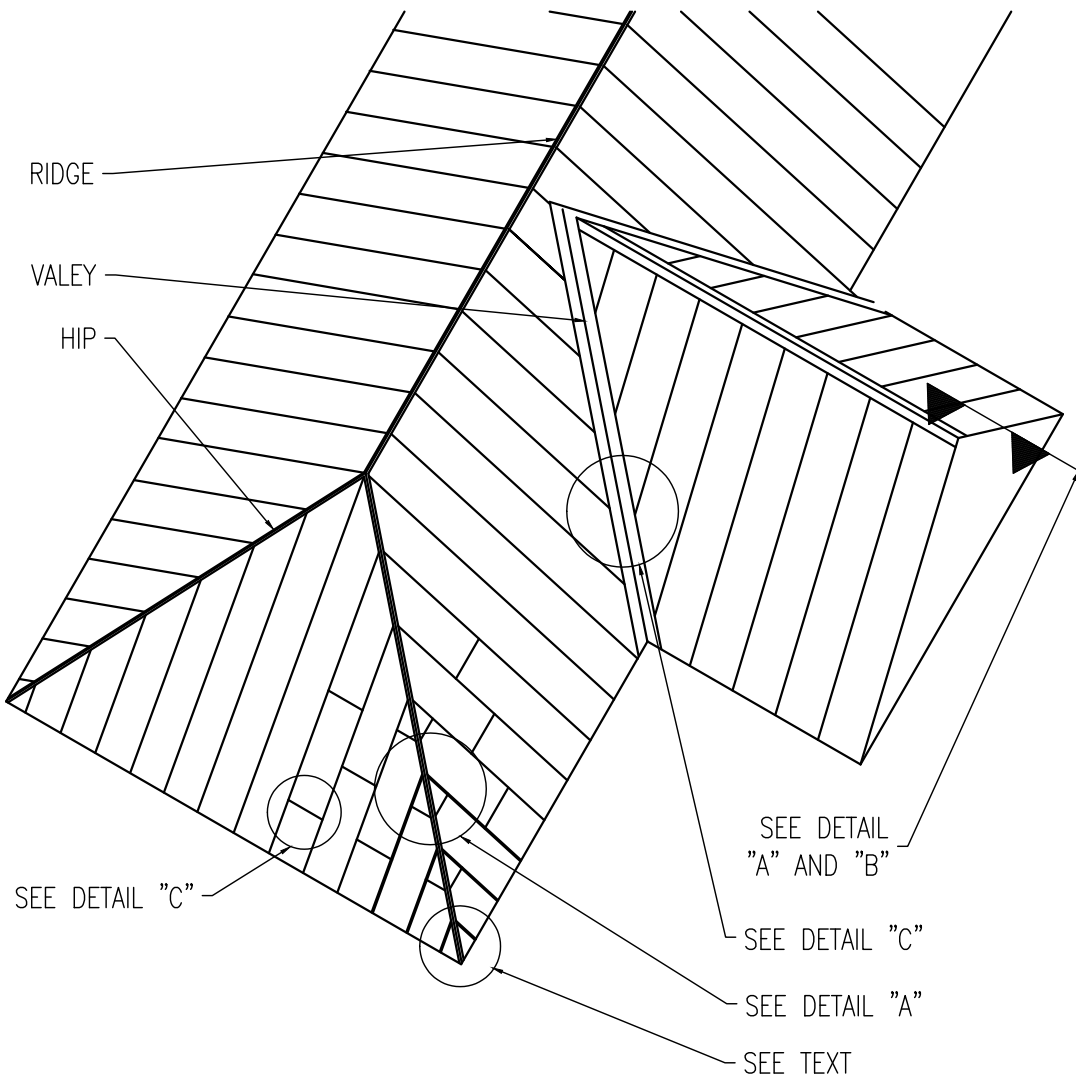
STANDING SEAM
PANEL DETAIL



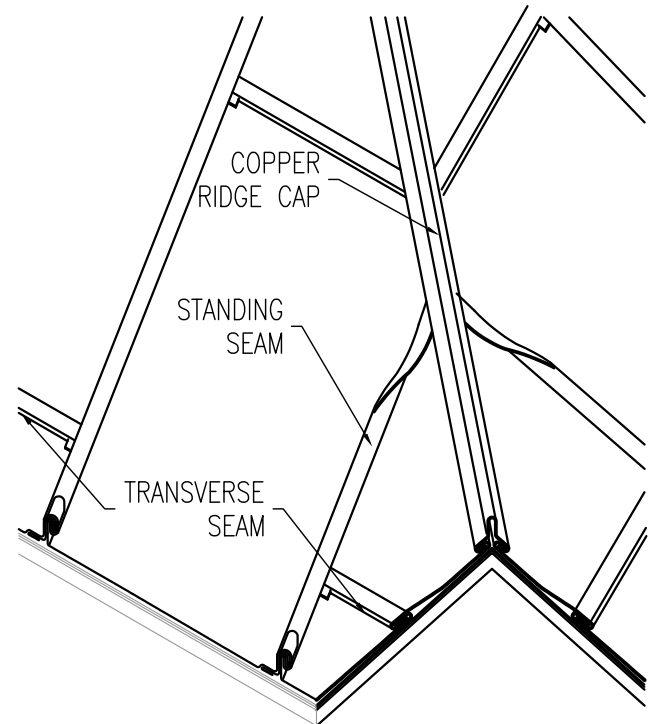
TYPICAL STANDING SEAM



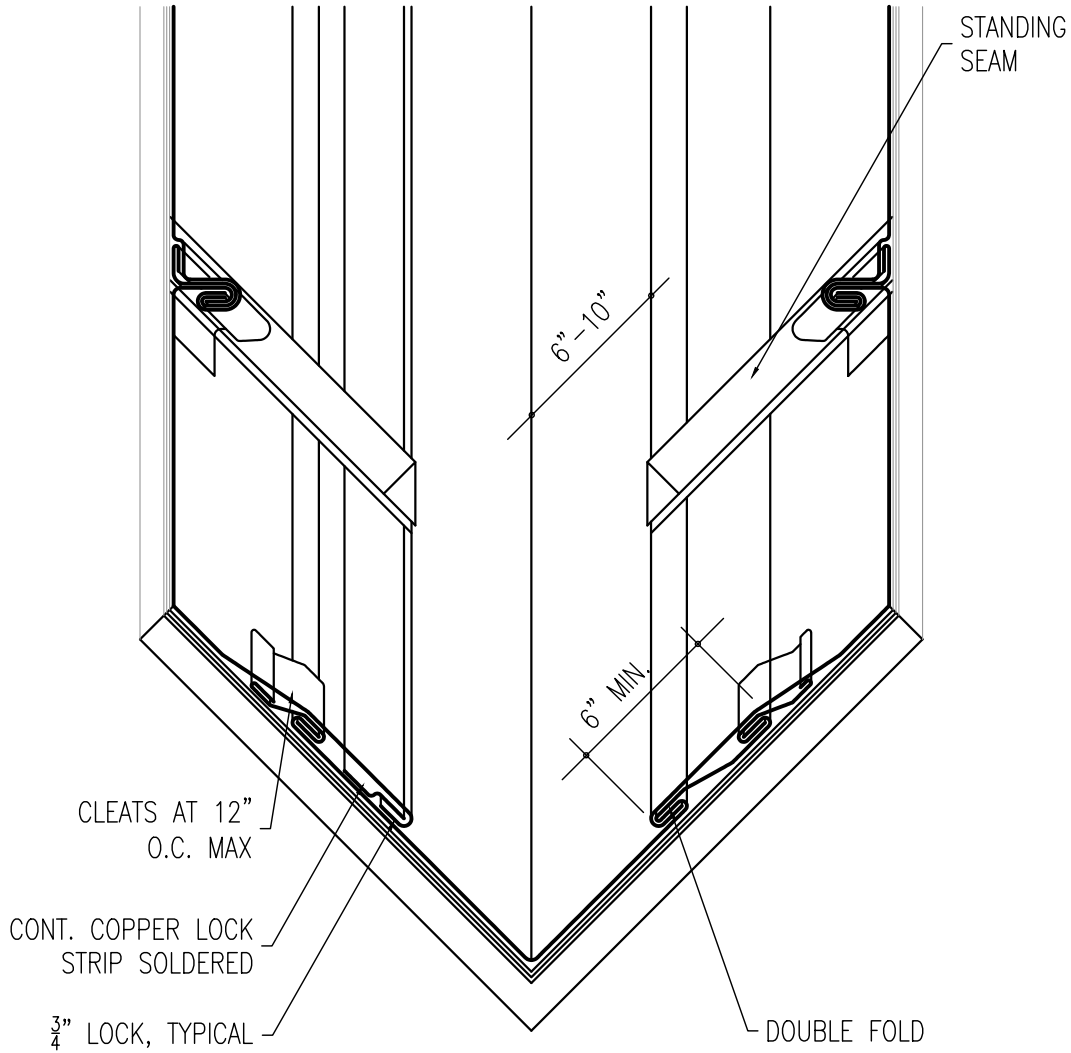
CABLE RAKE DETAIL



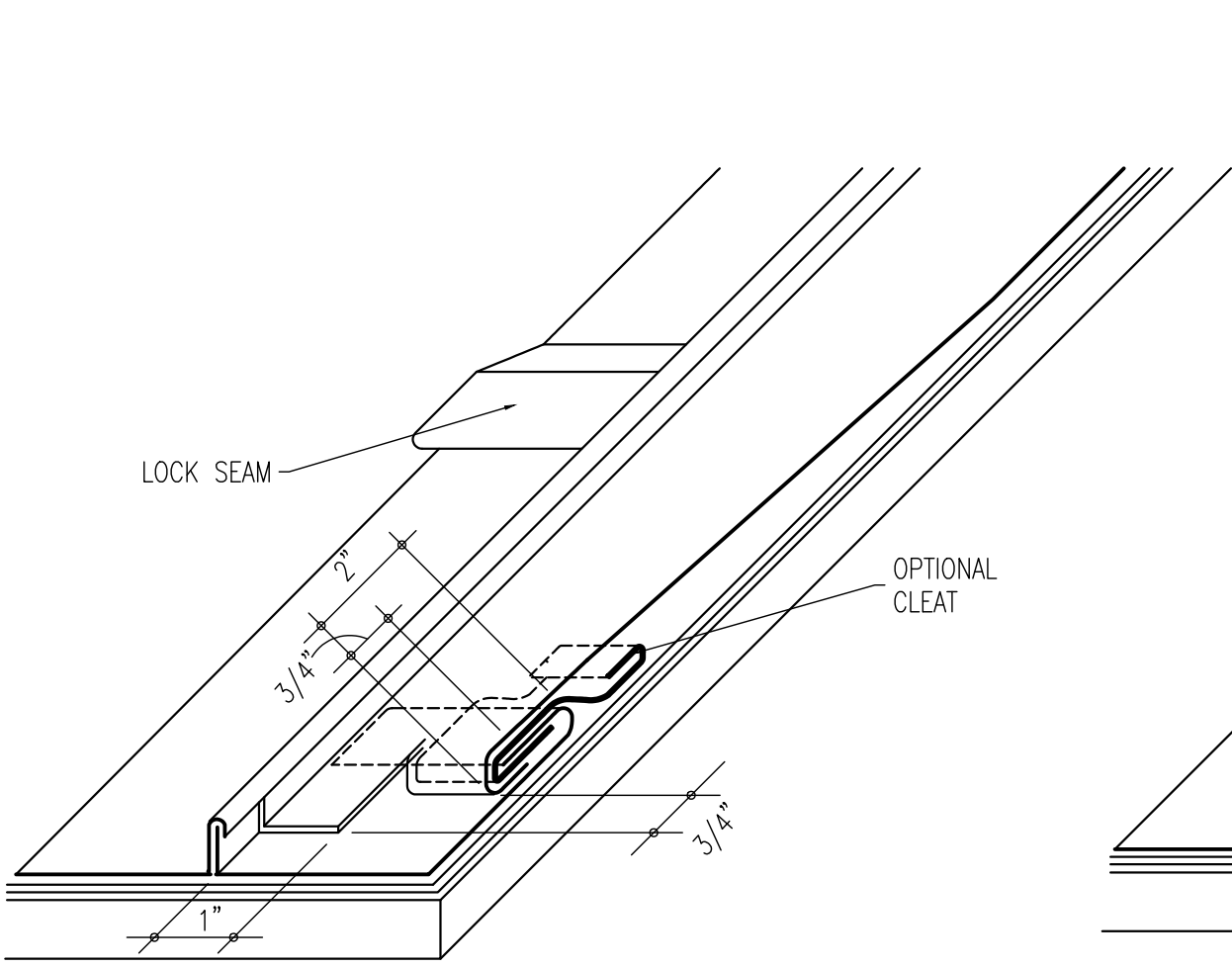
STANDING SEAM ROOF – OVERALL VIEW



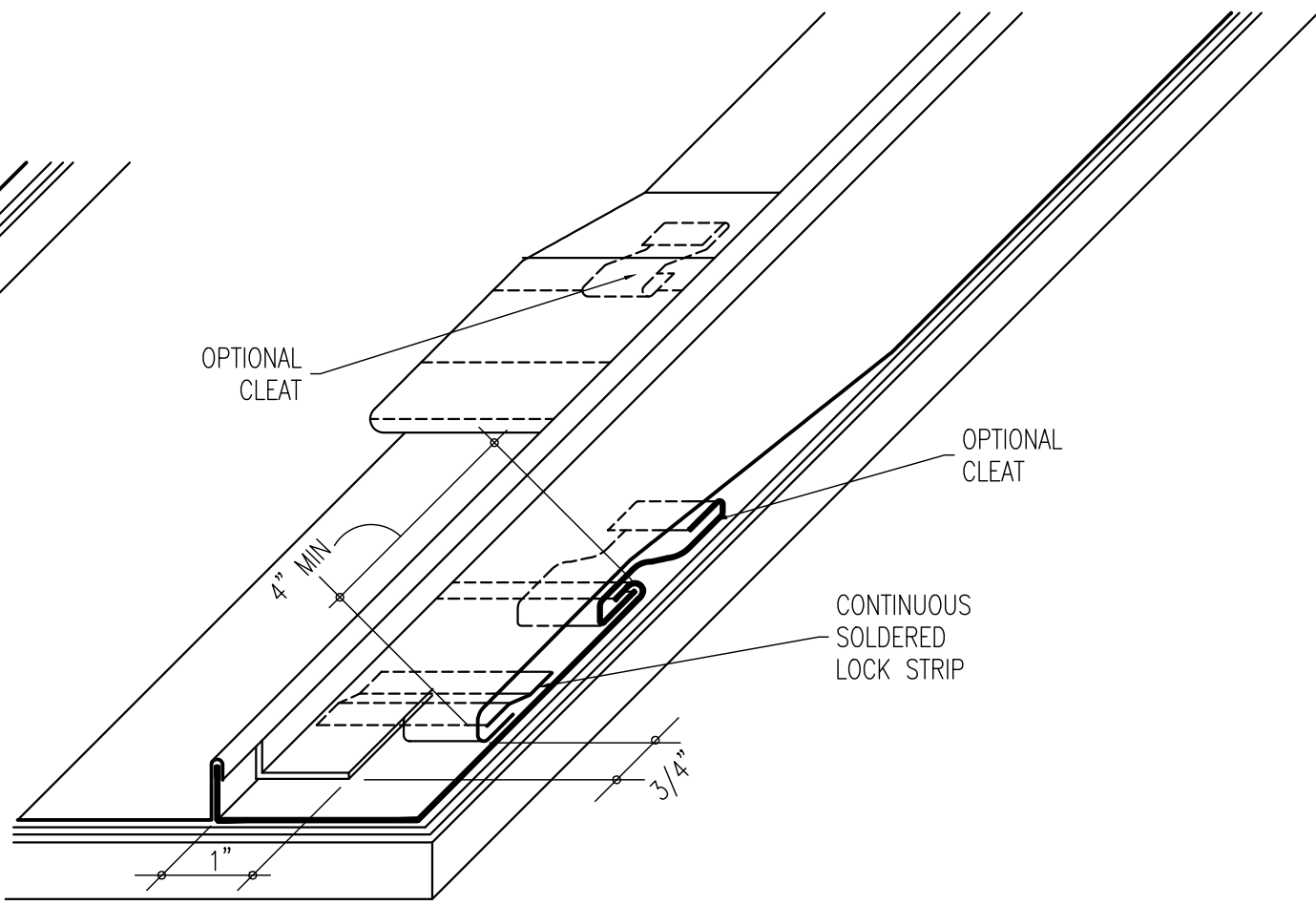
STANDING SEAM HIP DETAIL



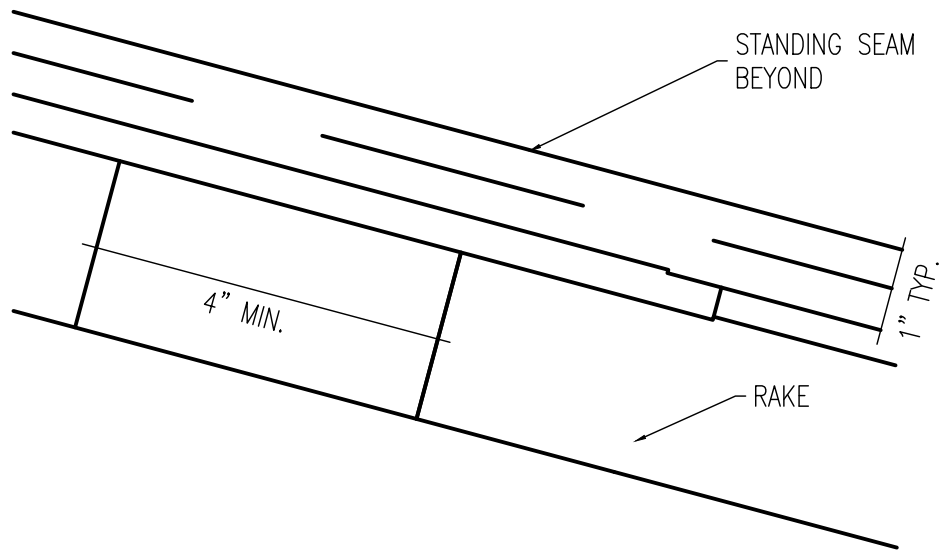
STANDING SEAM,
VALLEY DETAIL



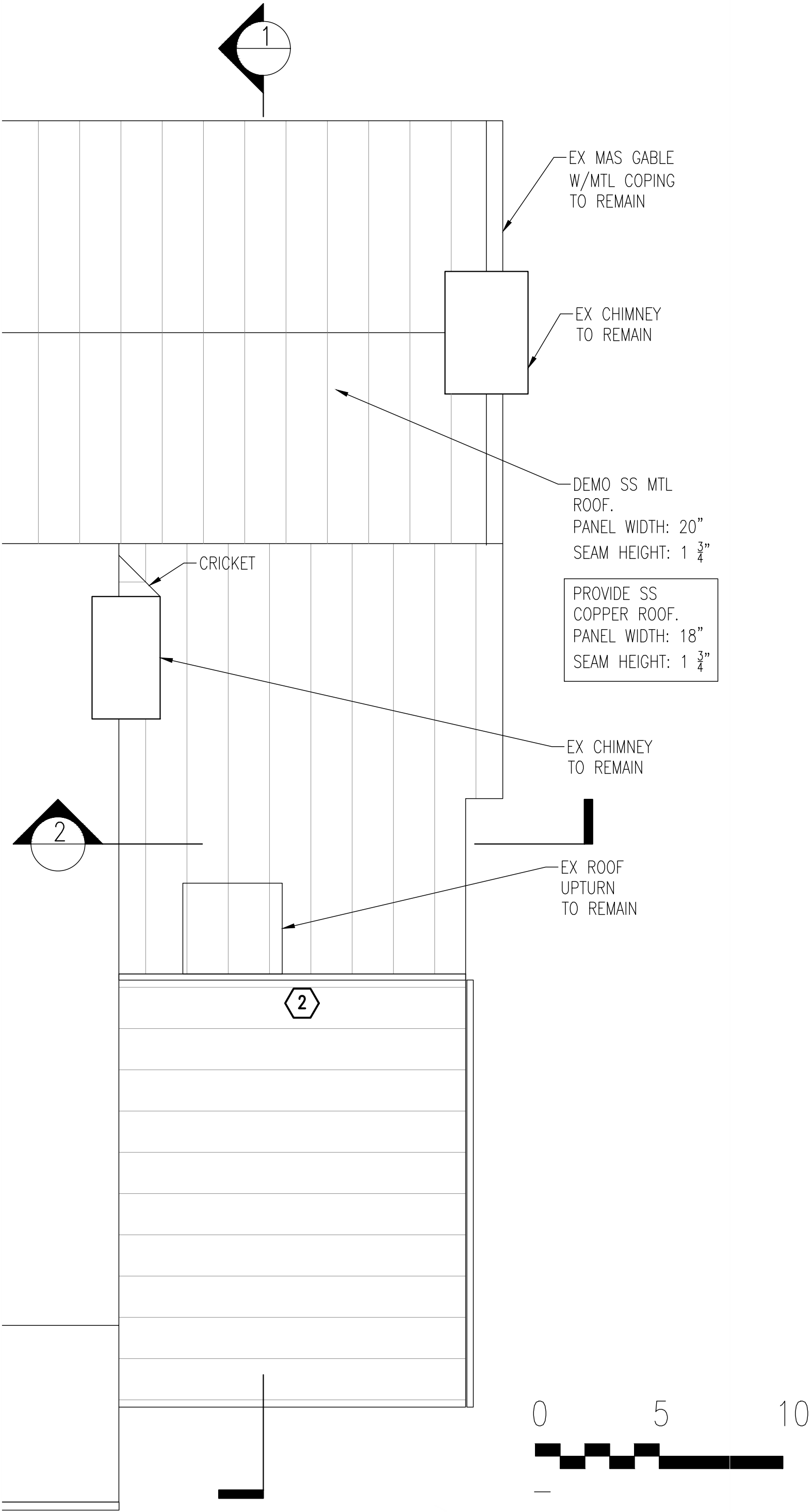
STEEP PITCH DETAIL



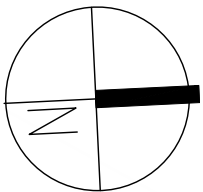
LOW PITCH DETAIL



RAKE ELEVATION AT TYPICAL
STANDING SEAM



1 ROOF PLAN
1/8"=1'-0"



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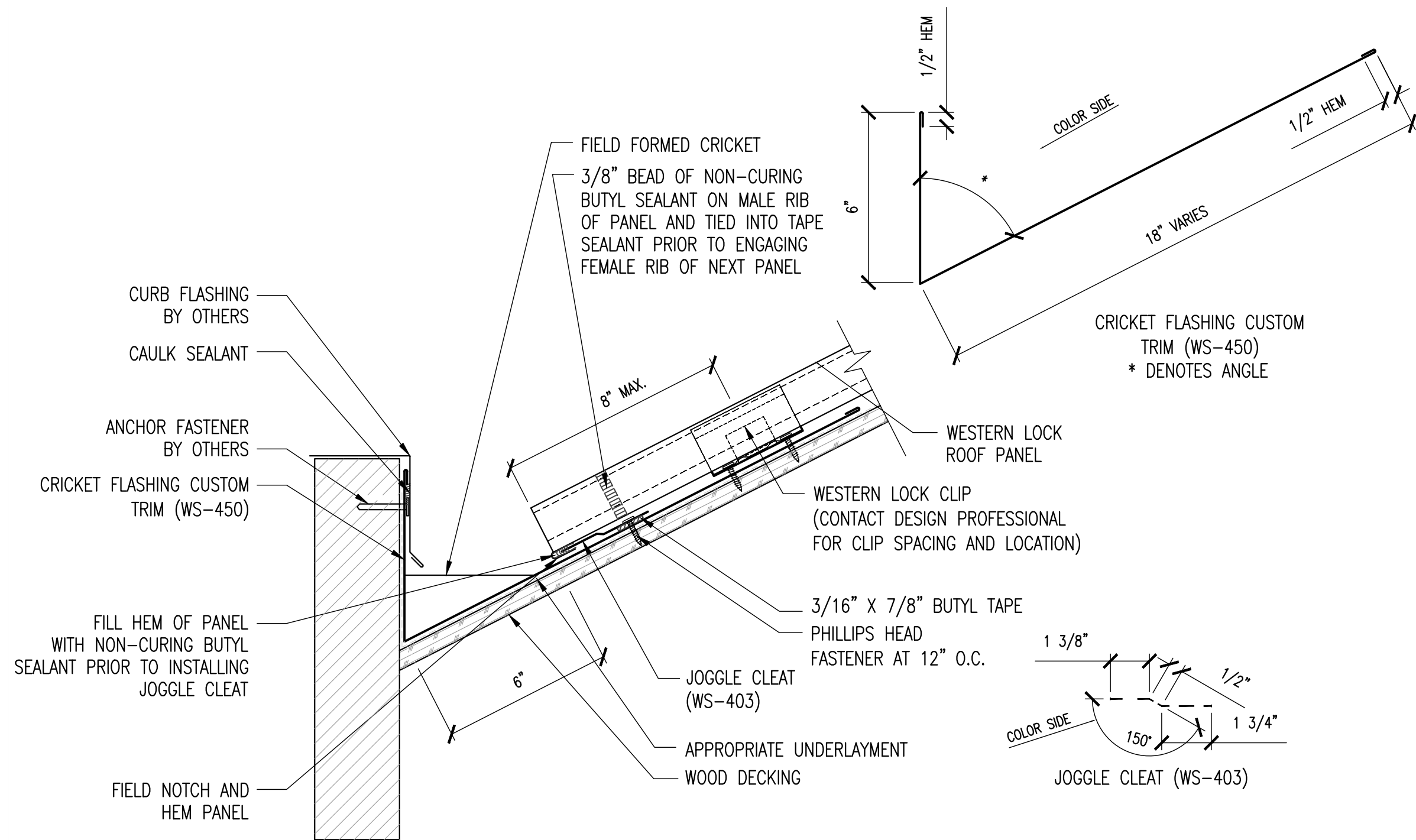
2-C07-02

Drawing Title

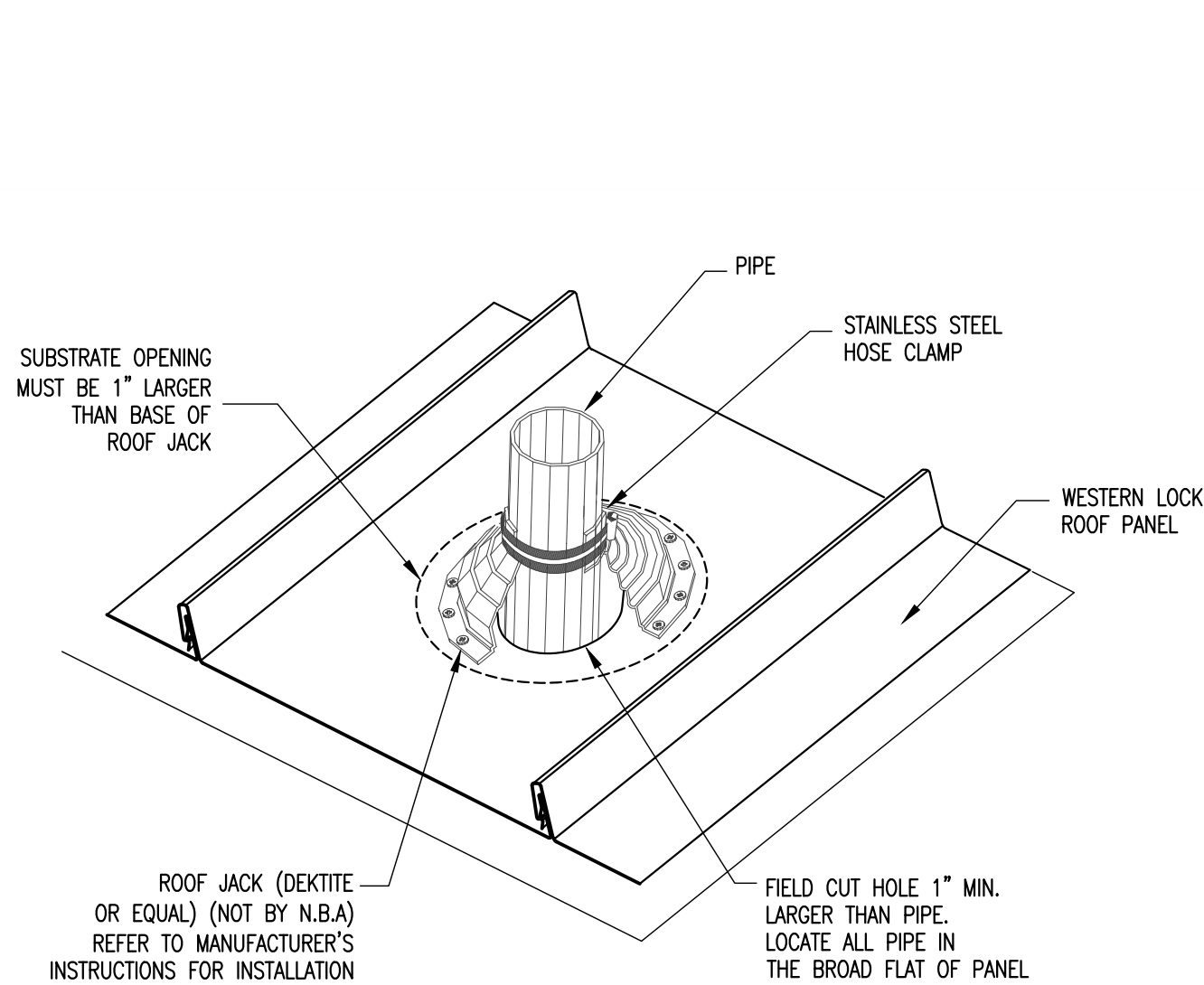
ROOF PLAN AND
DETAILS

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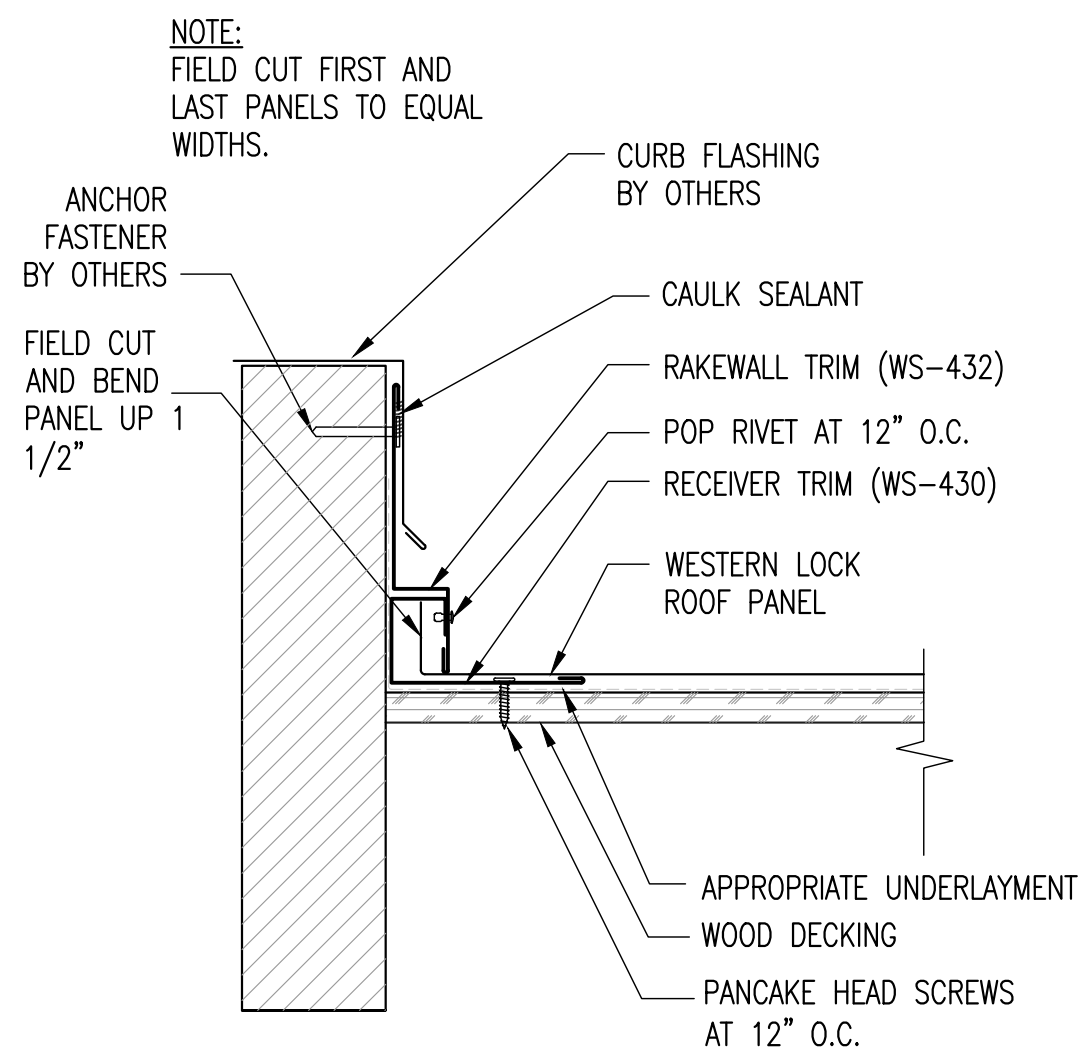
A6



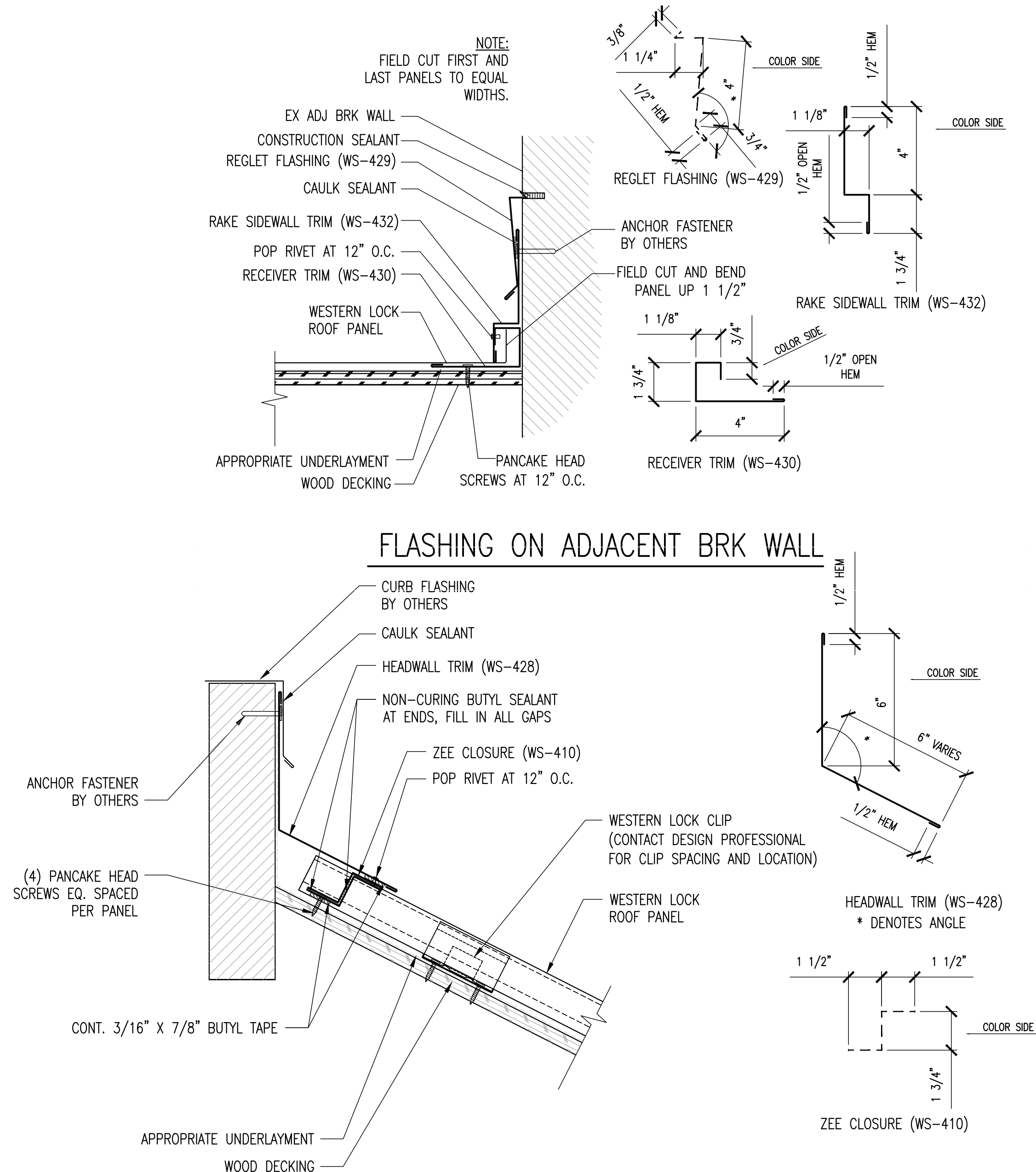
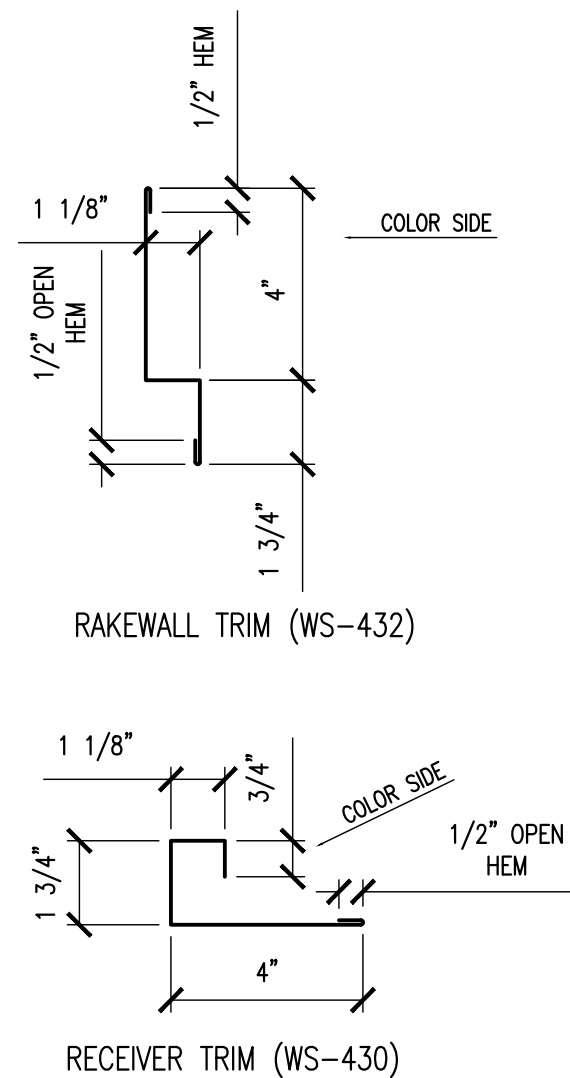
D23 – CRICKET FLASHING
AT CURB & CHIMNEY DETAIL



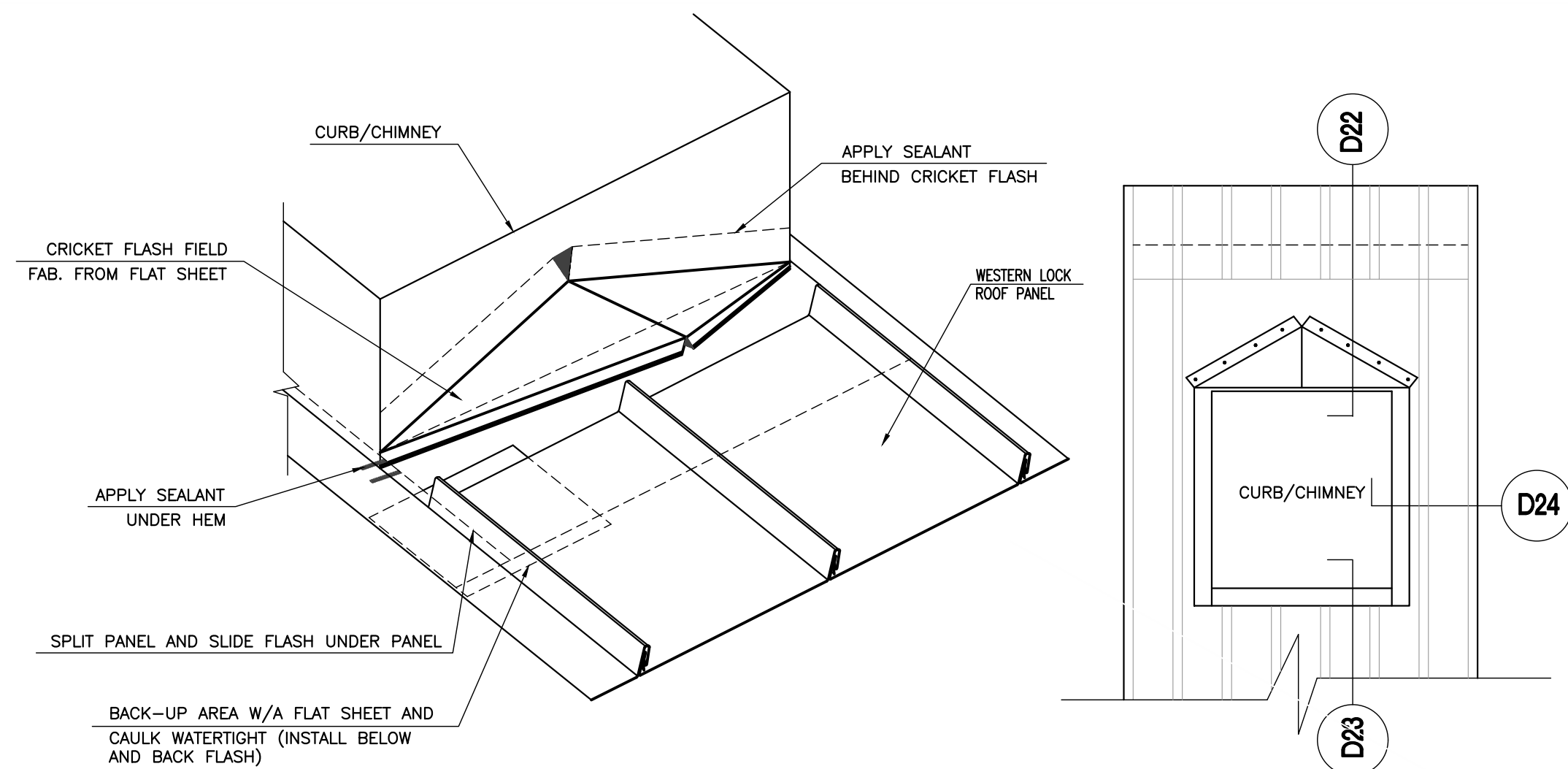
PIPE PENETRATION DETAIL



SIDEWALL AT CURB & CHIMNEY DETAIL



D24 – PITCHBREAK
AT CURB & CHIMNEY DETAIL



ISOMETRIC CURB

PLAN VIEW



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ROOF DETAILS

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23 Jan 23

Re: Response to Comments:
Project Address: 3610 O St. NW



address

1713 N. Bryan Street
Arlington, VA 22201

tel 703-725-4328
url www.pvanderpoel.com

Below are listed comments received for the project with response italicized and indented.

VA2205-02A
3610 O St. NW

1. Is the second floor rear door/dormer necessary? How will its cladding be handled? It seems the design could be improved.

The dormer is existing to remain

2. What is the history of the headstone shown in a photograph? Where is it located (please include it on your side plan). Would it make sense to provide fencing or some other permanent protection as part of the work?

the name identified on the headstone is not associated with any previously known owners of this property, per GU records. The person identified on the headstone is associated with a family at Holy Rood cemetery (a property owned by GU.) It is assumed the headstone was taken from the cemetery and placed here. GU facilities team shall relocate the headstone prior to renovations. Per internal GU policy, GU shall coordinate with the District of Columbia Archaeologist and the Supervisory Forensic Anthropologist prior to any site work.

3. Please provide existing and proposed pan widths and seam heights for the roofing.

Information regarding the seam height and panel width has been added to the drawings. See A6

4. If the compressor is to be replaced, please be sure it is shown in elevation and plan for existing and proposed.

*The revised plans show the existing compressor and a new compressor.
See A0/A1*